



Middle Close, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £635,000 Freehold

- Cleverly extended & deceptively spacious
- Four bedroom family home
- Tucked away in a cul-de sac
- Stunning open plan kitchen/diner with snug
- Separate living room & study
- Downstairs cloakroom & family bathroom
- Ensuite shower room & walk in wardrobe
- South/Westerly facing rear garden
- Garage & residents parking
- Close to town, station & local schools

Having been the subject of a clever extension program that has completely transformed the feel and flow of this home, The Personal Agent is proud to present this attractive and deceptively spacious end of terrace house which is offered in exceptional order throughout, having been stylishly updated by our clients.

Enjoying a fantastic position, tucked away towards the head of a small cul-de sac, the property benefits from being within close proximity of great local schools, as well as easy walk to the town, shops and station, ensuring practicality at every step.

As soon as you step through the front door the great feel of the property is immediately apparent with a welcoming entrance hallway. The well proportioned accommodation continues with lots of natural light and tasteful design touches throughout making this not only a practical and well balanced family home, but most importantly it's beautifully finished too.

In our view, properties of this calibre, that are within walking



distance of the heart of the town and so close to the station (0.6 of a mile away), are rarely available and because of this we are anticipating strong levels of interest.

At the heart of this home is the modern and stylish open plan kitchen with stone worktops and dining room which creates the perfect entertaining space and seamlessly links to the snug. There is a beautiful separate living room with bi-fold doors and glass atrium and from a practical sense, a work from home study and a downstairs W.C which completes the ground floor.

To the first floor there are three nicely proportioned bedrooms and a family bathroom. And on the top floor, an impressive principal bedroom with ensuite shower room, walk-in wardrobe and a Juliette balcony overlooking the neighboring chimney pots and most importantly providing a wonderful spot to watch the sun go down too!

There is a garage located to the side of the property and residents parking, along with a private South/Westerly facing rear garden which benefits from being recently landscaped too.

Location: The property is set within a popular cul-de sac and enjoys an excellent position. It is ideally located for easy access to Epsom High Street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Alexandra Recreational Ground, Sainsburys, and several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment. Sole agent.

Tenure - Freehold  
Council tax band - D







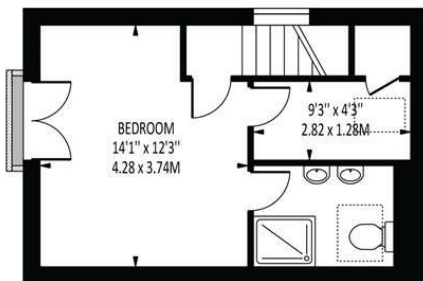


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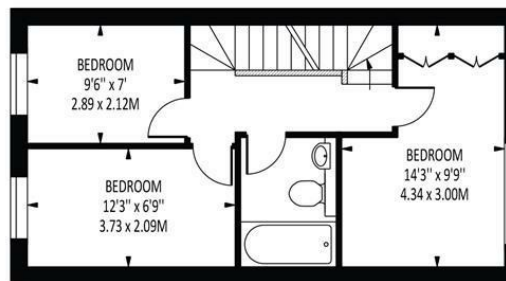


## Middle Close

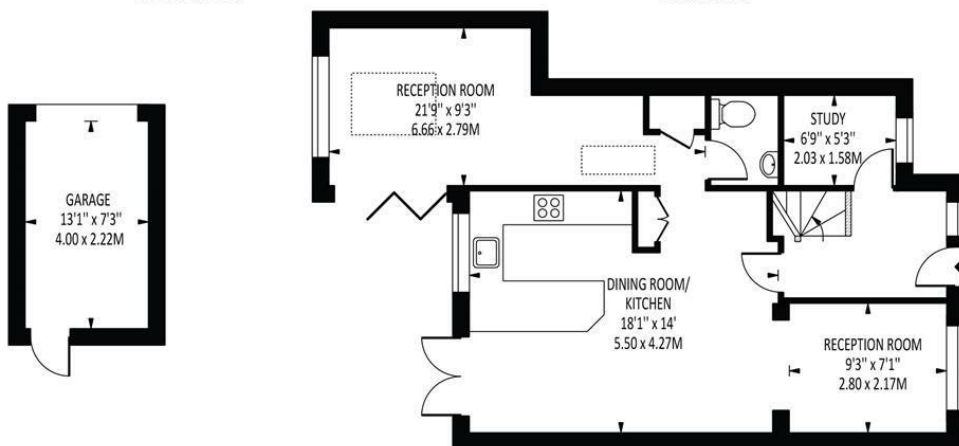
Total Area: 1411 SQ FT • 131.09 SQ M  
(Including Garage)  
Garage Area : 96 SQ FT • 8.88 SQ M



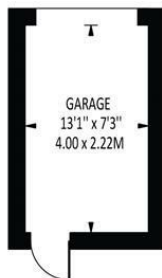
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	74	83

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The  
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



