



Winter Close, Epsom

The PERSONAL Agent

# Offers In Excess Of £625,000 Leasehold

- Immaculately presented
- Cul-De-Sac location
- Three bedrooms
- Spacious reception area
- Modern kitchen with integrated appliances
- Downstairs W.C
- Ensuite shower room
- 41ft rear garden with side gate
- Heart of central Epsom
- Short walk to town/station



Located within a cul-de-sac in the heart of Epsom, within a short walk of the town centre and railway station, The Personal Agent are pleased to present this contemporary and spacious modern home.

The property was built by the award-winning developer Persimmon Homes and benefits further from the remaining NHBC guarantee. The property enjoys a great position within the development, enjoying a 41ft rear garden and two allocated parking spaces.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home. It comprises a large reception room to the rear with doors to the garden, a modern kitchen with all the integrated appliances you would expect from a modern home, downstairs W.C, two double bedrooms on the first floor and a family bathroom.

On the second floor is an impressive master bedroom suite with large ensuite shower room and great elevated views of the development.

Further noteworthy points to mention about this property include; allocated

parking for two vehicles to the front and a fully enclosed rear garden that enjoys one of the most private positions and measures 41ft in length with side access.

The garden seamlessly links to the main reception room of the house, which is ideal for al-fresco entertaining or enjoying a drink at the end of a long day, the remainder of the garden is laid with artificial turf which helps confirm the practicality and low maintenance of the outside space.

Immediate viewing is strongly advised to fully appreciate everything that this deceptively spacious home offers, in our opinion, you will not be disappointed in the slightest.

Located within 1/4 of a mile of Epsom station & High Street that offers a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London

and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Leasehold  
Annual ground rent amount (£) - 150.00  
Annual service charge amount (£) - 250.00  
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

