



Jackson Close, Epsom

The **PERSONAL** Agent



# Guide Price £750,000

## Freehold

- No ongoing chain
- Rarely available cul de sac
- Moments from Rosebery Park
- Five nicely balanced bedrooms
- Two reception rooms & conservatory
- Downstairs W.C & family shower room
- Garage, driveway & parking
- Wonderful 68ft x 42ft rear garden
- Short walk to town & station
- Enjoying outstanding school catchment

Located within a highly desirable and rarely available cul de sac just a short walk from Epsom town centre and moments from Rosebery Park, this fantastic semi-detached family home is offered to the market with no ongoing chain.

Woodstock, was much loved by our client who enjoyed 57 years of ownership and family life here, the property now provides significant scope for the new owners to customise or place their stamp on it, the accommodation could also easily be re-configured or even extended further if desired, subject to the usual planning consents.

The ground floor benefits from flexible, spacious and bright accommodation comprising a welcoming entrance hall, spacious living room, dining room, conservatory, kitchen with door to the garden and a downstairs cloakroom.

The first floor offers a large master bedroom with a built-in wardrobe, three further well proportioned bedrooms all with



built-in wardrobe space and a family shower room, whilst on the second floor is another great sized bedroom that was created by our client around 50 years ago and could easily be enlarged in line with neighbouring homes.

Outside there is a good sized front garden with a driveway, access to a 16ft garage and a 68ft x 42ft beautiful rear garden which enjoys a larger than average footprint for the street, ensuring that there would still be plenty of garden space if the new owners decide to extend to the rear.

If you are looking for easy access to Rosebery School then look no further, the property is approximately 800 metres away from the main gates, the property is within the catchment of many fantastic local primary schools too with the back gate of St. Martins just moments away.

Couple all of this with Rosebery Park, Epsom town centre and station being on your doorstep too and this really must be a contender for one of the most practical of positions currently

available to buy.

Close to town yet tucked away towards the middle of a small cul de sac, the house really does offer the best of both worlds and provides easy access to Epsom Hospital and the M25. Epsom itself is hugely popular with families and commuters alike with outstanding schools and excellent rail links.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing. Sole agent.

Tenure - Freehold  
Council tax band - F









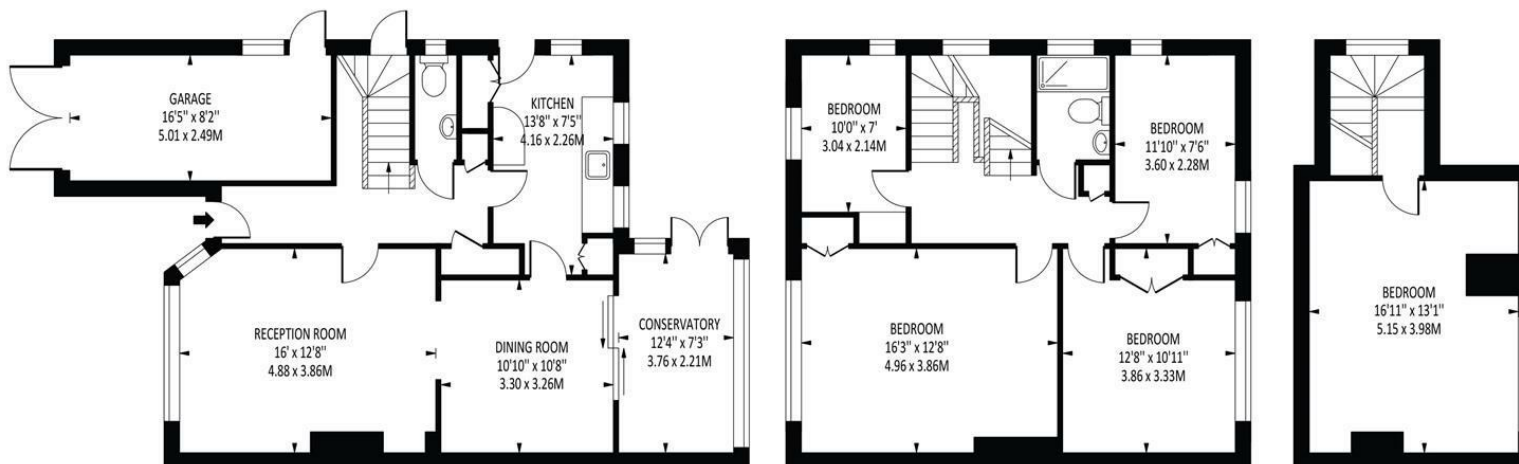


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## Jackson Close

Total Area: 1763 SQ FT • 163.78 SQ M  
(Including Garage)  
Garage Area : 134 SQ FT • 12.47 SQ M



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		
	63	80
England & Wales	EU Directive 2002/91/EC	

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Epsom, Surrey, KT18 7RG

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#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

01737 333 699

#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

#### LETTINGS & MANAGEMENT

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Epsom, Surrey KT19 8EW

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The  
**PERSONAL**  
Agent

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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.



