



St Martins Close, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £625,000 Freehold

- Heart of the College Area
- Three bedrooms
- Impressive kitchen/diner/snug
- Cosy living room
- Downstairs W.C.
- White bathroom suite
- Easterly facing garden
- Off street parking

The Personal Agent are pleased to present this attractive semi-detached house that is located within the very heart of the highly desirable College Area in a rarely available and quiet cul-de-sac. Being just a short walk from the town centre and railway station, which is little over half a mile away, the property is excellently positioned.

Presented to a very good standard throughout, the property benefits from bright and light extended accommodation laid out over two floors. This fine house offers longevity and a fantastic opportunity to place your own stamp on and create a wonderful family home in one of the area's most favoured locations.

St. Martins Close is a small cul-de-sac of just eleven other homes and has excellent access to all the surrounding amenities and is within the catchment areas to many outstanding primary and secondary schools. The house is also close to transport links with Epsom providing a commuter service to London Bridge, Waterloo, and Victoria.



The accommodation comprises spacious living room with square bay and feature fireplace, to the back is an extended kitchen/diner/snug that provides a great entertaining space and a hub for day-to-day family life. From a practical sense, the ground floor is completed by a downstairs W.C. On the first floor there are also two generously proportioned double bedrooms, a third single bedroom and a modern upstairs bathroom suite.

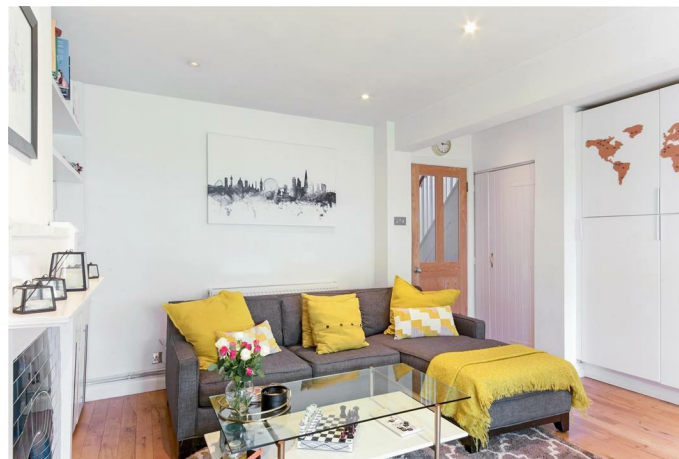
The secluded Easterly facing rear garden is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a paved terrace area perfect for enjoying a drink with friends and family. There is access to the side of the property and to the front is a driveway with off street parking, further adding to the desirability of this rarely available home.

There are so many stand out features that make this home special, whether it is the larger than average garden for its location, the driveway or the tasteful extension, it is sure to tick many of the boxes on a buyer's wish list.

Epsom High Street is also close by and has a variety of shops, including 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 not to forget the excellent primary and secondary school catchment.

Tenure - Freehold  
Council Tax Band - D





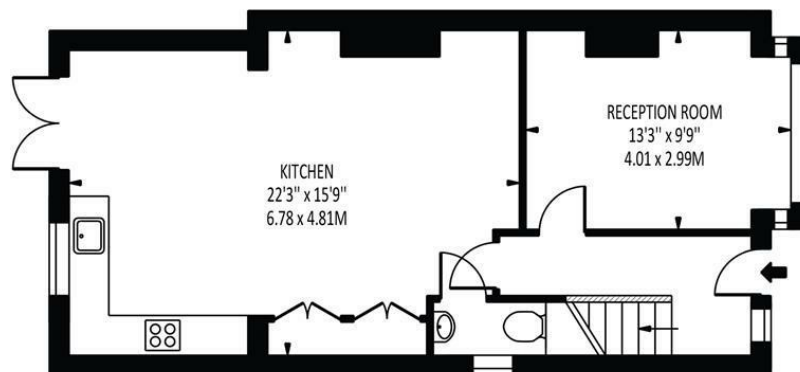
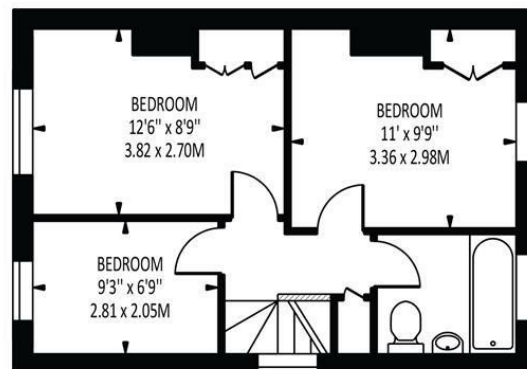




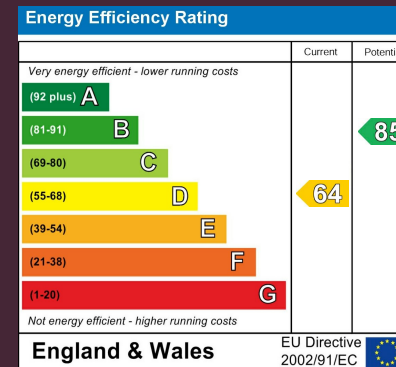
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**St. Martin's Close**  
Total Area: 933 SQ. FT • 86.72 SQ. M



Disclaimer: For Illustration Purposes only  
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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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