



St. James Close, Epsom

The **PERSONAL** Agent



# Guide Price £685,000

## Freehold

- No ongoing chain
- 0.3 miles from Town Centre
- Small gated development
- Close to Rosebery Park
- Three well proportioned bedrooms
- Extended living space
- Kitchen with granite worktops
- Ensuite shower room & bathroom
- Westerly facing private garden
- Allocated parking

Located in a highly sought after and rarely available small gated development within a short walk of Epsom town centre and railway station, this modern home is offered to the market extended and in excellent order throughout. The property benefits from three double bedrooms, as well as many additional features that really make it stand out from the crowd.

The property is offered to the market with no ongoing chain and benefits from a large extended lounge that has double doors to the garden, fully fitted kitchen with granite worktops, d/s cloakroom, two well proportioned double bedrooms and a bathroom on the first floor. The master bedroom, on the top floor, includes an ensuite shower room and ample storage. Further noteworthy points include a private Westerly garden and allocated parking. This property is just a few minutes walk away from the High Street (0.3 of a mile) and approximately a 9 minute walk from Epsom railway station and viewing is highly recommended to avoid disappointment.



As soon as you step through the front door the amazing feel of the property is immediately evident with generous accommodation over three floors, fitted wardrobes in all of the bedrooms and a Westerly facing and low maintenance garden.

The well designed accommodation provides the perfect layout for modern living and manages to perfectly balance the convenience of being within a stones' throw of the town centre and the wonderful secluded feel that this conservation area is renowned for.

Epsom High Street has 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 international airports.

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Tenure - Freehold  
Council tax band - E  
Service Charge - £800pa







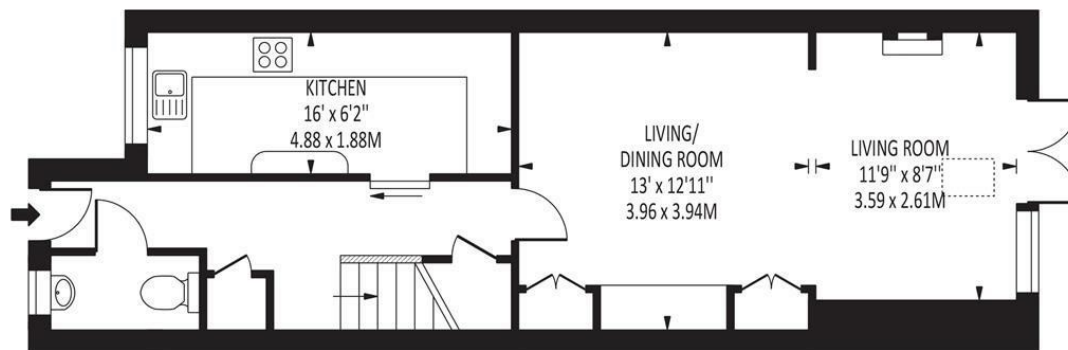
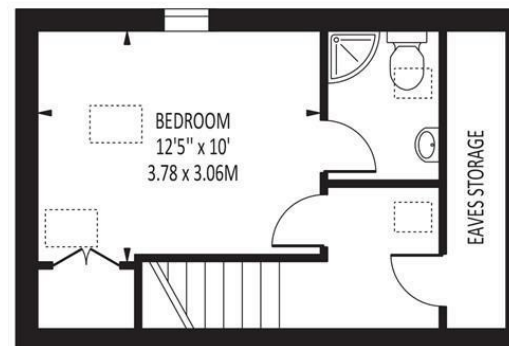
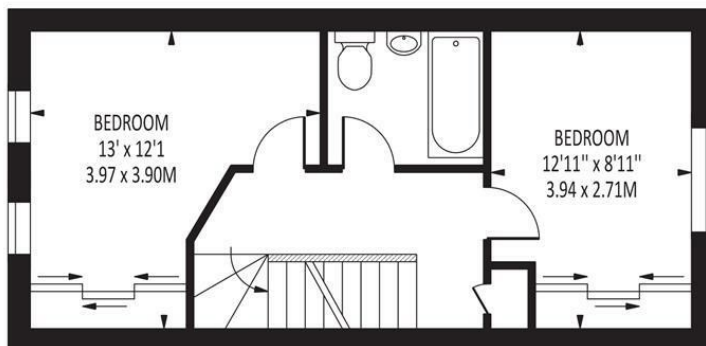


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Total Area: 1174 SQ FT • 109.08 SQ M  
(Including Eaves Storage)  
Eaves Storage Area : 34 SQ FT • 3.20 SQ M



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>		<b>87</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>		<b>76</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**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**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
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Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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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.



