Saville Close, Epsom

The PERSONAL Agent

Guide Price £675,000

Freehold

- Highly sought after cul de sac location
- Three genuine double bedrooms
- Two ensuite's & main family bathroom
- Smart kitchen/breakfast room
- Generous living room with doors to garden
- Downstairs cloakroom/W.C
- Short walk to outstanding local school
- Surrounded by parkland & green spaces
- Short walk to shops & convenient bus route
- 18ft garage with parking to the front

Tucked away at the end of a small and rarely available cul de sac, the property enjoys an enviable position fronting onto a central green, creating a wonderful sense of space, privacy and a superb year round outlook. This attractive setting not only delivers a brilliant first impression on arrival, but also provides a pleasant and open aspect that is rarely found within modern residential developments.

Located within the heart of the highly desirable Livingstone Park, the property is less than a mile from Epsom railway station and town centre, and just a short walk from the acclaimed Southfield Park Primary School. Having been lovingly owned and enjoyed by the current clients for over 16 years, the home offers a clear sense of established, long term family living within a peaceful yet exceptionally convenient setting.

This attractive and deceptively spacious property provides flexible and bright extended accommodation arranged over three floors. The well designed layout is ideal for modern family life, with defined reception areas that flow seamlessly into one another in a contemporary open plan style, perfectly suited to entertaining, social occasions and everyday living alike.

The accommodation is both highly practical and naturally bright. The ground floor comprises a spacious and welcoming entrance hallway, a kitchen/breakfast room and a living room with doors opening directly onto the rear garden. The ground floor is completed by a downstairs cloakroom and an 18ft garage, with driveway parking to the front, all set neatly within the cul de sac.

On the first floor, the impressive accommodation continues with a guest bedroom featuring an en suite shower room and fitted wardrobes, a further double bedroom and a family bathroom. The top floor is dedicated to a generous principal bedroom with its own updated en suite shower room and double fitted wardrobes, completing this exceptionally well balanced home.

Livingstone Park is a quiet and well regarded residential development, ideally positioned for Southfield Park Primary School and on the doorstep of Horton Golf Club and Horton Country Park, which offer enjoyable walks and bike rides in a tranquil setting. From a practical day to day viewpoint, a Tesco Local, bakery, fish and chip shop and other independent shops are just a few minutes' walk away, while Epsom town centre is only a short drive, providing a wide range of amenities including shops, bars, restaurants, cinema and theatre.

There are excellent transport links via Epsom railway station, offering regular services to London Waterloo, Victoria and London Bridge. The M25 (Junction 9) is approximately three miles away, providing convenient access to both Heathrow and Gatwick airports. Viewing is strongly advised through the vendors' sole agent.

Tenure: Freehold
Council Tax Band :F

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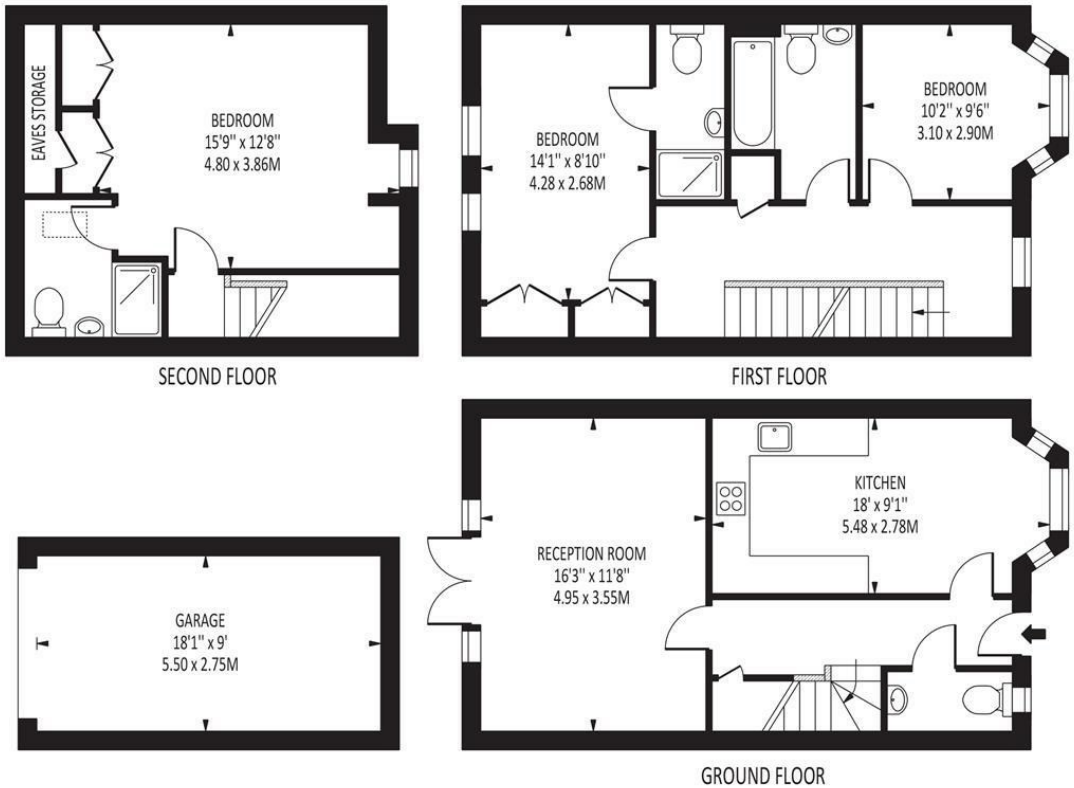
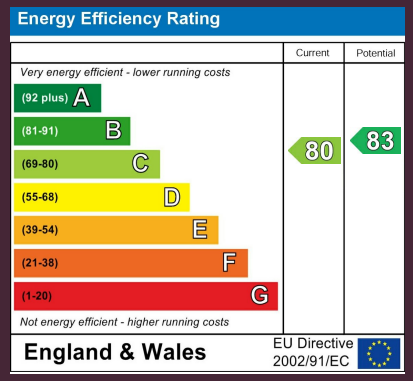
Total Area: 1411 SQ FT • 131.10 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 18 SQ FT • 1.68 SQ M
Garage Area : 163 SQ FT • 15.13 SQ M





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