



Whitebeam Close, Epsom Downs

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- Sought after cul-de sac
- Two double bedrooms
- First floor maisonette
- 22ft x 12ft living/dining room
- 55ft South/West facing private garden
- Fitted kitchen
- En-suite shower room & main bathroom
- Genuine feeling of privacy
- Useful loft space and ample fitted storage
- Walk to shops & station



Undoubtedly one of the best examples of a modern first floor maisonette within the area!

Offered in very good order and enjoying a 42ft Westerly facing private garden, alongside a spacious layout and practicality that only a nearly new home can truly provide.

Properties of this standard rarely come to the market, and this one certainly warrants an internal inspection to truly appreciate the lifestyle offered by this well positioned maisonette.

Practically speaking, there is a contemporary bathroom, large en-suite shower room, modern fitted kitchen, double aspect master bedroom, further generous double guest bedroom, ample fitted storage including the use of a large loft space and a driveway with off street parking to the front.

The property enjoys a superb position within the road and being just one of two maisonettes in this detached building, the feeling of privacy is immediately apparent.

There is an abundance of storage throughout the property, with a large built-in cupboard in the entrance hall, double wardrobes in the master bedroom and guest bedroom, not to mention the loft space.

The property is accessed by a private entrance with its own front door and having only been built in 2011 by Devine homes, it retains a nearly new feel throughout.

Set within a highly popular and rarely available cul-de sac, just a short walk from the Epsom Downs Parade of shops and Epsom Downs railways station, this fine home would be absolutely ideal as a bolt-hole or for those wanting to downsize but not downgrade. It really is a must see!

Whitebeam Close is a highly desirable cul-de sac within close proximity to the wide open spaces of Epsom Downs. There are a choice of Epsom Downs, Tattenham Corner & Banstead railway stations all within a mile and Ewell East station with its fast link to Victoria also within close proximity.

If you are travelling further afield the M25 is just a short drive away. The practicality of the location continues with a number of local convenience stores at the end of nearby Fir Tree Road, should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

. Viewing is strongly advised.







First Floor Maisonette
Whitebeam Close, Epsom
Total Area: 77.2 m² ... 831 ft² (excluding garden, one allocated driveway parking space)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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