



Andover Close, Epsom

The **PERSONAL** Agent



# Guide Price £500,000

## Freehold

- Semi Detached House
- Refurbished and Extended by Current Owners
- Three Bedrooms
- Bifold Doors to Garden
- Stylish Modern Fitted Kitchen
- South Facing Rear Garden
- Modern Family Bathroom
- Off Street Parking to Front
- Within a Mile of Epsom Station

Situated within a residential close, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room features a through lounge design, enhanced by luxury timber flooring that adds a touch of elegance and practicality.

The stylish modern kitchen is a highlight of the home, offering a contemporary space for culinary creativity. It seamlessly connects to the extension which was built in 2022 and provides bifold doors and skylights, allowing for a delightful flow of natural light and easy access to the outdoor area. This feature is perfect for



entertaining guests or enjoying family gatherings during warmer months.

To the first floor there are three good sized bedrooms and a modern four piece family bathroom which has been thoughtfully designed, complete with a bath and separate shower. Externally the property offers off street parking at the front of the house and a level garden to the rear with timber garden shed. This property not only has a comfortable living space but also provides a wonderful opportunity to enjoy the convenience of Epsom.

The property is equidistant from both Epsom High Street & Ewell West both offering 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 airports.

Tenure - Freehold  
Council tax band - D







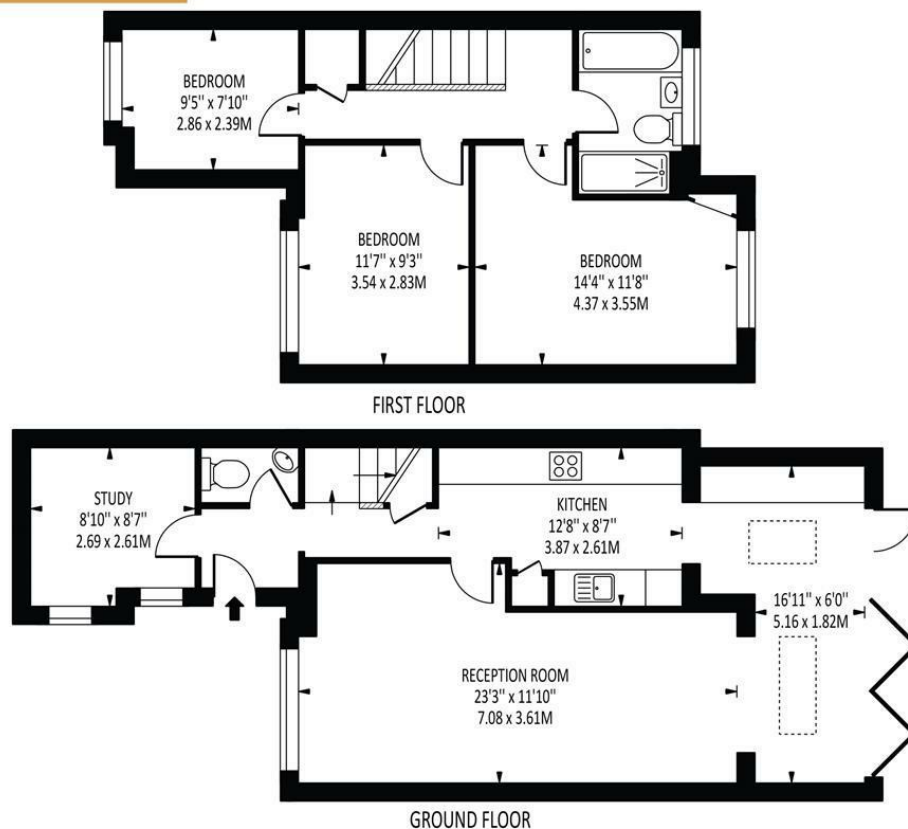


The **PERSONAL** Agent



## Andover Close


Total Area: 1121 SQ FT • 104.14 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>82</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		
	<b>71</b>	
England & Wales		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  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.



