



Hunter Court, Epsom

Guide Price £650,000

Leasehold

- Stylish mews house
- Three double bedrooms
- Exclusive gated development
- 26ft x 17ft reception room
- 15ft x 11ft kitchen/diner
- Downstairs cloakroom
- Ensuite shower room
- Approximately 1600 Sq Ft
- Garage & parking
- Private courtyard



Located within the highly regarded Clarendon Park and enjoying an enviable position towards the head of a gated court, The Personal Agent are especially proud to offer this stunning converted mews house benefitting from a staggering 1600 Sq Ft of light and bright accommodation.

The property is the biggest and most spacious example we have ever seen and offers three large double bedrooms, a stunning 26ft x 17ft living room with door to a private courtyard which really provides the 'wow' factor, 15ft kitchen/dining room, downstairs cloakroom, ensuite shower room and main bathroom.

There is an abundance of useful storage space within this largest style of mews property and an allocated parking space and garage to the front. The property lies within a private gated development, making for a very secure feeling of exclusivity. Viewing is essential. Sole agent.

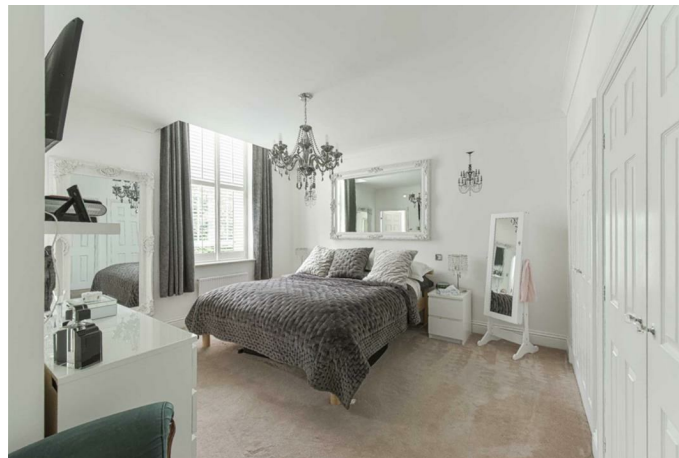
Such is the rarity of these mews houses, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation and fantastic position of this home is unrivalled in our view. The mature and private communal grounds to the rear provide the most perfect leafy backdrop with an abundance of wildlife including regular visits from fawn deer.

Just a stones throw from the bus stop and a short walk from the open spaces of Horton Country Park with its bridle paths, green protected open spaces and the David Lloyd leisure centre. Ewell West (zone 6) railway station is approximately 1.0 mile away.

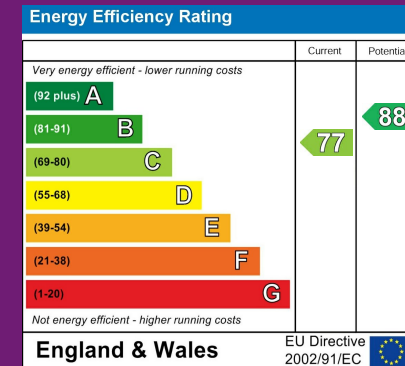
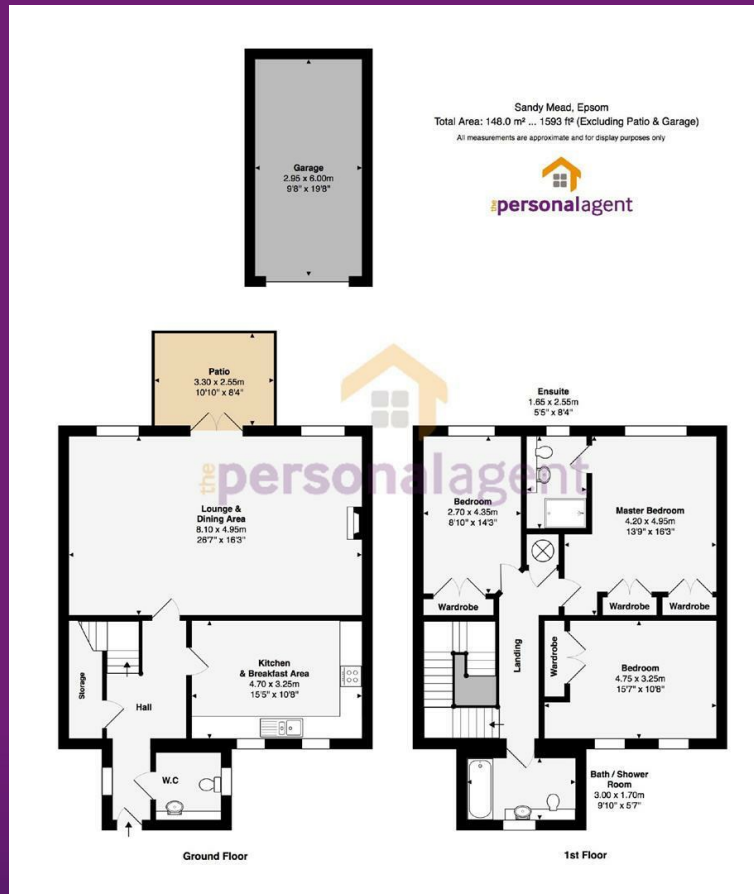
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool,

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 airports.







Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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.





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