



Winter Close, Epsom

The PERSONAL Agent

Offers Over £625,000

Freehold

- Immaculately presented
- Cul-de-sac location
- Three generous double bedrooms
- Spacious reception area
- Modern kitchen with integrated appliances
- Downstairs W.C
- Ensuite shower room & main family bathroom
- 31ft rear garden with gate & store
- Two allocated parking bays to the front
- Short walk to Town & Station

Located within a cul-de-sac in the heart of Epsom, only a short walk of the town centre and railway station, The Personal Agent are pleased to present this contemporary and spacious modern home.

The property was built by the award-winning developer Persimmon Homes and benefits further from the remaining NHBC guarantee. Enjoying a great position within the development, the property has the added benefit of a secluded garden with a patio that links to the house and an astro turfed area to the rear of the garden that enjoys the afternoon and early evening sun.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home. It comprises a large reception room to the rear with doors to the garden, a contemporary kitchen with all the integrated appliances you would expect from a modern home, downstairs W.C, two double bedrooms on the first floor and a



family bathroom.

On the second floor is an impressive principal bedroom suite with large ensuite shower room and great elevated views of the development, as well as a practical study 'nook' that the current owners use as a home office for the days when they do not need to commute.

Further noteworthy points to mention about this property include; allocated parking for two vehicles to the front and a fully enclosed rear garden that enjoys one of the most private positions and measures approximately 31ft in length with side access.

The main reception room seamlessly links to the garden, which is ideal for al-fresco entertaining or enjoying a drink at the end of a long day, the garden is offering two defined areas with ample artificial lawned area, a smart patio and a useful garden store.

Located within 0.5 of a mile of Epsom High Street that offers a variety of shops and 0.7 of a mile of Epsom railway station the home is perfectly positioned for practicality. The Ashley Centre - a covered shopping mall provides a good selection of shops and Epsom Playhouse offers a wide range of entertainment, including films and concerts.

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.

Immediate viewing is strongly advised to fully appreciate everything that this deceptively spacious home offers, in our opinion, you will not be disappointed in the slightest.

Tenure - Freehold
Annual service charge amount (£) - 250.00
Council tax band - E



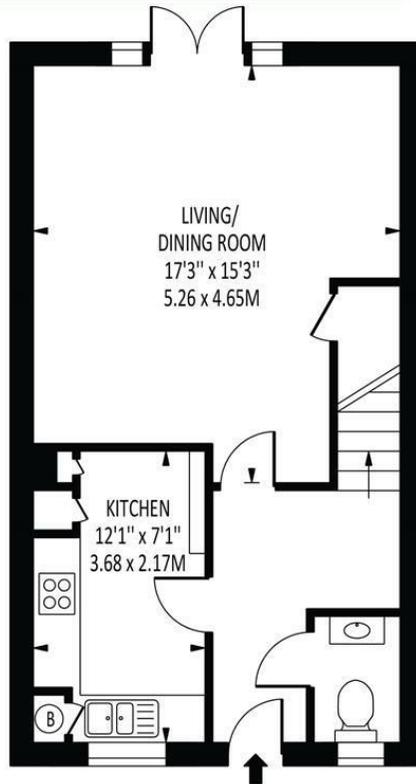


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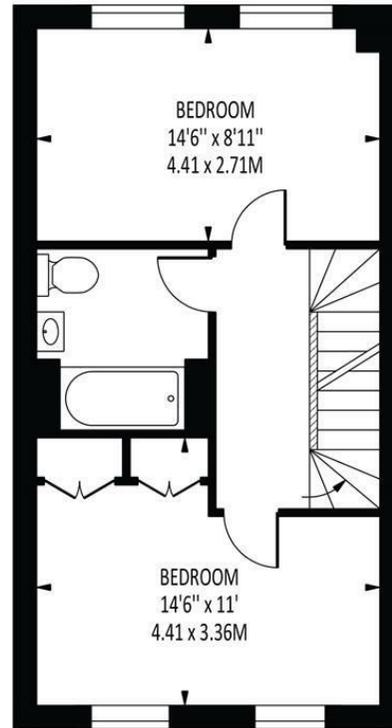
Winter Close



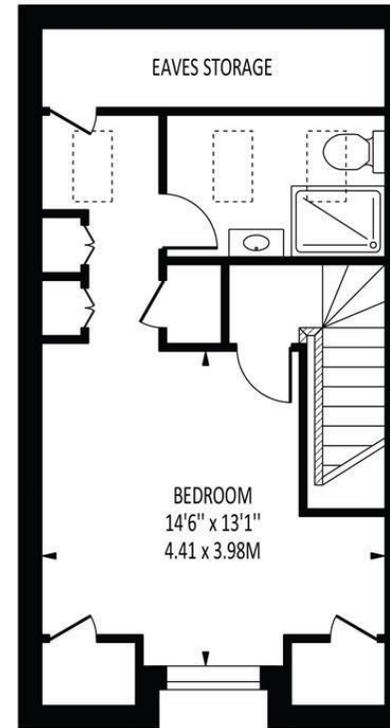
Total Area: 1238 SQ FT • 115.01 SQ M
(Including Eaves Storage)
Eaves Storage Area : 47 SQ FT • 4.40 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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			96
(92 plus) A		86	
(81-91) B			
(69-80) C			
(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	

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

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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.

