



Farriers Close, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Three spacious bedrooms
- Highly convenient location
- Walk to town & station
- Impressive living room
- Large conservatory/dining room
- Stylish & modern kitchen
- Updated family bathroom suite
- Garage with scope to convert & driveway
- South/Westerly facing secluded garden
- Viewing strongly advised



Enjoying a highly convenient location and a fantastic position, this spacious and well presented family home warrants immediate inspection to fully appreciate the well balanced and bright accommodation on offer.

Set within the popular Farriers Close, these larger style semi-detached homes are rarely available and the fantastic secluded rear garden coupled with the extended downstairs accommodation on this particular property should not be missed.

Whilst the property offers well balanced accommodation, there is still scope to convert the garage space into further reception space if desired (STPP).

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

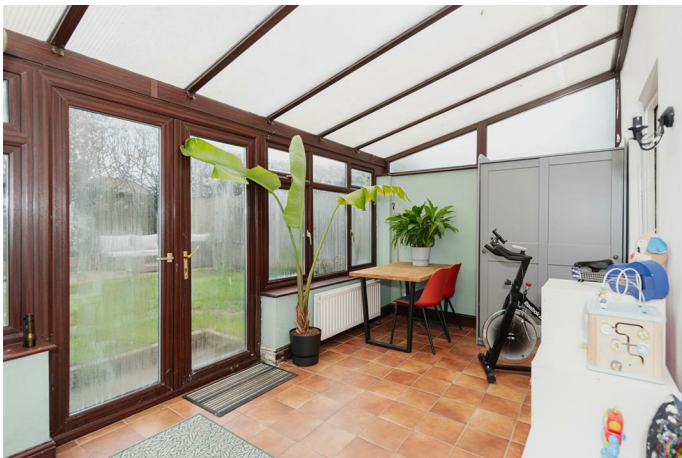
The Personal Agent are proud to present this stylish and modern home that seamlessly blends a great feel with all of the benefits of a practical family home. The ground floor accommodation flows effortlessly with a well laid out modern kitchen that our clients have recently updated, a very spacious living area measuring 14ft x 12ft with sliding doors to a 19ft conservatory/dining room with a fantastic outlook over the garden. The impressive accommodation continues on the first floor with three excellently proportioned bedrooms that are served by the updated family bathroom suite which also has a nice modern feel to it.

Outside there is useful garage and a driveway to the front with off street parking which completes this particularly well balanced home.

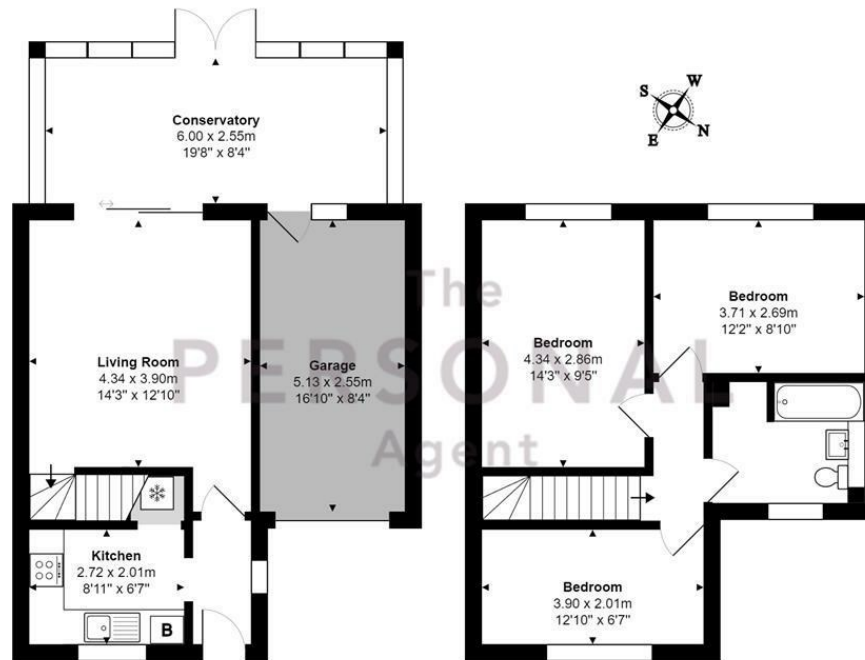
The South/Westerly facing garden is a particular feature and has been nicely maintained by the current owners. The position

is quite unique in the sense that there is a secluded element from being overlooked by neighbouring properties with a lovely sunny aspect on the terrace which creates a surprisingly tranquil and private setting.

The property is situated within close proximity to Epsom town centre and mainline station (approximately a 10 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). Epsom High Street has a variety of shops. There is also a wide variety of cafés, restaurants and pubs available locally.







Ground Floor

First Floor

Farriers Close, Epsom
Total Area: 103.3 m² ... 1112 ft²
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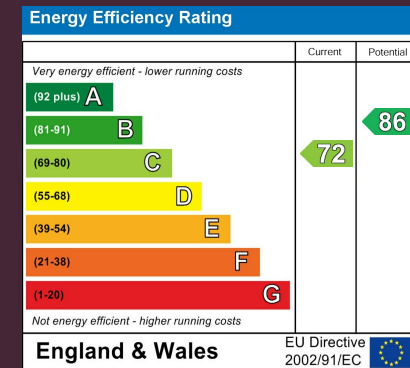
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The
PERSONAL
Agent



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 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



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



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