



De Mel Close, Epsom

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Stunning modern home
- Periphery of Manor Park
- Three well proportioned bedrooms
- Stunning bespoke German kitchen/diner
- Utility space & d/s cloakroom
- Family bathroom & Ensuite shower room
- Recently updated electrics & boiler
- Integral garage & driveway
- Landscaped garden
- Catchment of great schools



Undoubtedly one of the finest examples of a link-detached family home in this location that we've seen for a long time, the property enjoys a fantastic position within this highly sought after road on the periphery of the popular Manor Park development.

Unlike many of its counterparts, this spacious and flexible home successfully manages to blend contemporary touches alongside a unique and stunning extension that brings a genuine wow factor as well as practicality. 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 attractive and substantial modern home.

There are many stand out features once you step inside, not least the welcoming feel that you get in the entrance hall creating the ultimate first impression. The kitchen refurbishment is a wonderful addition along with a Westerly facing rear garden, driveway and integrated garage.

Viewing is essential. Sole agent.

The property benefits from spacious and bright accommodation with

underfloor heating throughout the formal living room and dining/family area, the kitchen is fully integrated and all about the sleek, clean lines. The utility and garage can be accessed via a cleverly hidden door within the kitchen cupboard space and the downstairs is completed by a downstairs cloakroom.

The property benefits from an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties. The well proportioned accommodation continues on the first floor with a master bedroom and ensuite shower room, two further well proportioned bedrooms and a family bathroom. The driveway to the front provides plenty of off street parking and there is an integral garage as well.

The property has been the subject of a comprehensive refurbishment program by the current owners with many stylish and contemporary design touches throughout the downstairs space. The level of presentation and high specification finish really sets this property apart from the crowd.

Further noteworthy points include recessed ceiling speakers, soft touch lighting, hidden electrical sockets within the island, high specification integrated appliances including an induction hob with integrated extractor

fan, remote controlled blinds within the Schueco bi-folding doors and Grohe (Germany) water taps and showers..

The standard of the garden matches that of the inside of the house. Beautifully landscaped with water feature and bespoke, ambient garden lighting system which can be controlled to reflect your mood. This area is perfect for relaxing and entertaining guests.

Epsom town centre is a short distance away and can be accessed on foot via a bridle path that links Manor Park with Epsom Common, the property is also within close proximity of excellent local schools.

Tenure - Freehold
Council tax band - E







Ground Floor

First Floor

De Mel Close, Epsom
Total Area: 121.3 m² ... 1305 ft²
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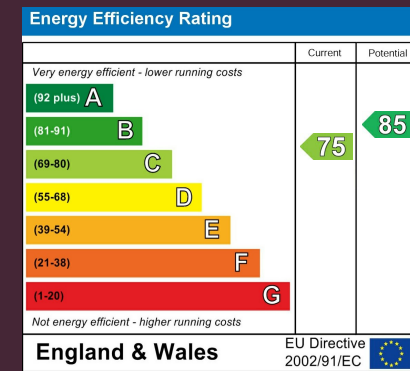
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