



Azor Close, Epsom Downs

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Stunning views over Epsom Downs
- Select private cul de sac
- Modern & immaculately presented home
- 20ft x 15ft living room
- Contemporary kitchen
- Downstairs cloakroom
- Three generous bedrooms (all with wardrobes)
- Ensuite shower room & main bathroom
- Stunning rear garden
- Garage and parking

Presented in exceptional order and located in a highly desirable private cul de sac on the periphery of the world famous Epsom Downs, this stylish and modern home enjoys arguably the best position. With breath taking views to the front this property warrants immediate viewing to fully appreciate its flexible accommodation, and high presentation of finish throughout.

Built by Messrs Divine Homes in 2018 and enjoying a generous and larger than average footprint, the well designed accommodation provides the perfect layout for modern living. With defined reception areas that seamlessly flow in to each other in a modern layout the property is perfect for entertaining, social occasions and most importantly caters for the practicalities of day to day life.

Azor Close is a small, select private cul de sac of just nine homes that is tucked away just off Epsom Lane North and in a sought after area with easy access to Tattenham Corner railway station which is just a 9 minute walk away (0.4 mile). The local convenience stores are also just around the corner whilst the green open spaces of Epsom Downs can be found at the end of the road.

As soon as you cross the threshold and enter the entrance hall the great feel of the property is immediate. The large living room measures 20ft x 15ft and



is a wonderful space with bi-folding doors opening to the garden that links the two spaces perfectly. The kitchen is modern and contemporary, as you would expect with a modern home, with a great outlook over the Downs to the front. There is a useful large built in storage cupboard and the ground floor is completed by a convenient downstairs cloakroom.

The impressive accommodation continues on the first floor with three excellently proportioned bedrooms that all benefit from fitted wardrobes/cupboard space, with an ensuite shower room to the principle suite and a family bathroom. There is an abundance of storage throughout the property, not to mention the garage with parking attached to the property.

Whilst the views are truly the real 'wow' factor, the garden is also a point to note being unusually secluded and private for a new home. The garden also enjoys some lovely mature flowers and shrubs which help to make it a peaceful oasis to relax in. In addition to this there is also scope to extend to the rear if more space is ever required (STPP).

Azor Close is a highly desirable cul de sac within close proximity to the wide open spaces of Epsom Downs. There are a choice of Tattenham Corner, Tadworth and Epsom Downs Stations all within a close proximity and Epsom, Ewell East and Ewell West stations with their fast links to London also within a short drive away.

If you are travelling further afield the M25 is just a short drive away. The practicality of the location continues with a number of local convenience stores at the end of nearby Epsom lane North, should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold
Annual service charge amount (£) - 345.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Total Area: 1251 SQ FT • 116.18 SQ M
(Including Garage)
Garage Area : 225 SQ FT • 20.92 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) A		95
(81-91) B	84	
(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

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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.

