



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent



# Guide Price £635,000

## Freehold

- Plot 8 Amberwood Grove NOW RESERVED
- Gated cul-de sac with video access
- A selection of just eight homes available
- 10 year new build homes warranty
- Resin driveways and EV charging points
- Stylish & tasteful design touches
- Spacious gardens with irrigation system
- Periphery of the world famous Epsom Downs
- High specification finish throughout
- Reservations now being taken

\*\*\* PLOT 8 NOW RESERVED \*\*\* A unique opportunity to secure a two bedroom semi-detached home tucked away within a gated community, making it perfect for any discerning downsizer or someone looking for a high quality new build home in this most coveted of positions.

Nestled within this select, gated cul de sac that enjoys a truly fantastic location, just a short distance from the green open spaces of the Epsom Downs, The Personal Agent are proud to present this attractive collection of brand new properties built by Nuro Homes, a developer renowned for quality.

With incredible attention to detail and a beautiful heritage style and elegant feel throughout, these fine properties successfully encapsulate a modern turn key lifestyle that you would expect with a new home alongside a rare character, homely feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly sought after position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout as well as the added benefit of a secluded rear gardens with mature planting, private resin driveways and EV charging points.



This is one of just two semi-detached homes on this development and it has a huge amount of curb appeal with its dappled red brick and pretty tiled hung frontage. The carefully thought out design has resulted in generous and impressive room sizes that flow perfectly.

The beautiful front door and covered porch immediately set the tone and create a welcoming first impression alongside the entrance hallway with its characterful tiled floor, it really is the little touches that all add up to make a big difference.

The absolute heart of the home with a stunning shaker style kitchen/breakfast room with stone worktops and fitted Bosch appliances. The living/dining room is a great size with French doors opening directly on to a Westerly facing rear garden.

The ground floor is completed by a practical utility/laundry room which also incorporates a W.C. On the first floor of this home are two incredibly well balanced bedrooms, a stylish ensuite shower room and the beautiful main bathroom that really steals the show with its high quality fittings, whilst from a practical sense the accommodation is completed by a generous loft storage space.

Further stand out features include underfloor heating on the entire ground

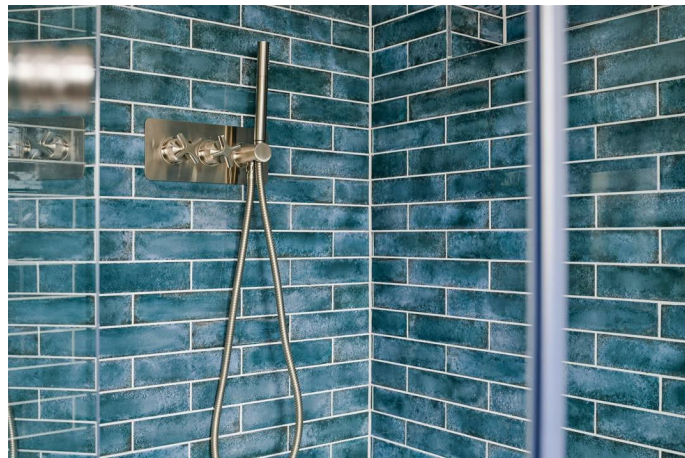
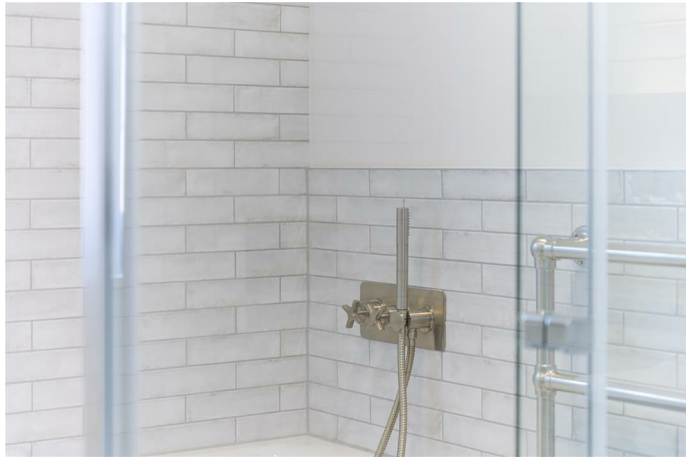
floor, air-source heat pump, garden irrigation system, video and audio entry system.

Amberwood Grove is an incredible gated cul de sac which enjoys such a fantastic location, just moments from the historic Epsom Downs. Also within walking distance is Tattenham Corner Station, offering access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

Call to view.

\*Images for advertising are taken from the show home, plot 2 Amberwood Grove and are strongly indicative of the level of finish. However, they must only be used as a guide due to there being a difference in layout and size across all units.

Tenure - Freehold  
Council tax band - TBC

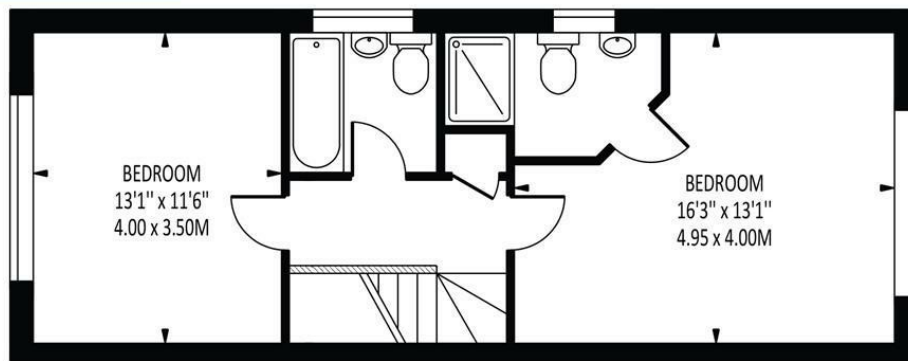




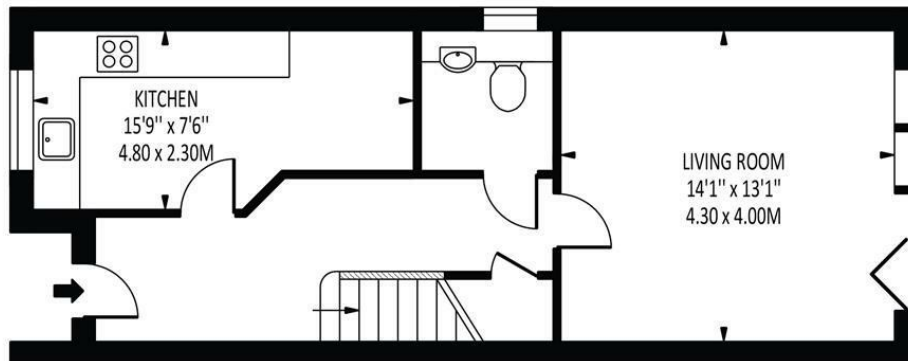


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Amberwood Grove  
Total Area: 941 SQ FT • 87.44 SQ M



FIRST FLOOR



GROUND 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

