



Anderson Close, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £1,000,000 Freehold

- Offered to market with no chain
- Neo Georgian Style Home
- Cul De Sac
- Almost 1800 sq ft of flexible accommodation
- Four well proportioned bedrooms
- 21 ft dual aspect reception room
- Redecorated with new carpets
- South facing rear garden
- Double garage and off street parking
- Moments from Stamford Green School

**\*\*NO CHAIN\*\*** Moments from Stamford Green Primary School in the heart of the Chase Estate, this is a rare opportunity to put your own stamp on your dream family home. Having been recently redecorated and offering large, light rooms the property has been a much loved family home and offers the right buyer a wonderful opportunity to modernise and extend (STPP) it to their own taste.

The Personal Agent are delighted to present to the market this absolute gem. It is extremely rare for properties in this location and at this price point to come to the open market and we would highly recommend arranging a viewing at your earliest convenience to avoid disappointment.

Set behind an impressive frontage this attractive Neo Georgian style home boasts large, light rooms and a stunning, South facing garden. Arranged over two floors the current configuration includes a kitchen/breakfast room, spacious 21ft lounge, dining room with direct access to the garden, utility,

downstairs WC, four well proportioned bedrooms and a family bathroom.

There is a large 18ft x 16ft integral garage and parking to the front. The rear garden is a delight and enjoys the perfect Southerly aspect with all day sunshine in the Summer months. A further feature is the open aspect to the rear overlooking Stamford Greens playing fields.

Anderson Close is a peaceful residential cul de sac in the heart of Epsom's Chase Estate. Ideally situated for many of the areas most sought after schools and just moments from the Ofsted Outstanding Stamford Green Primary School, this wonderful home would ideally suit a young family.

Nearby and within walking distance is Epsom train station and Epsom High Street which has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre

feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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 international airports.

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.

Tenure - Freehold  
Council tax band - G











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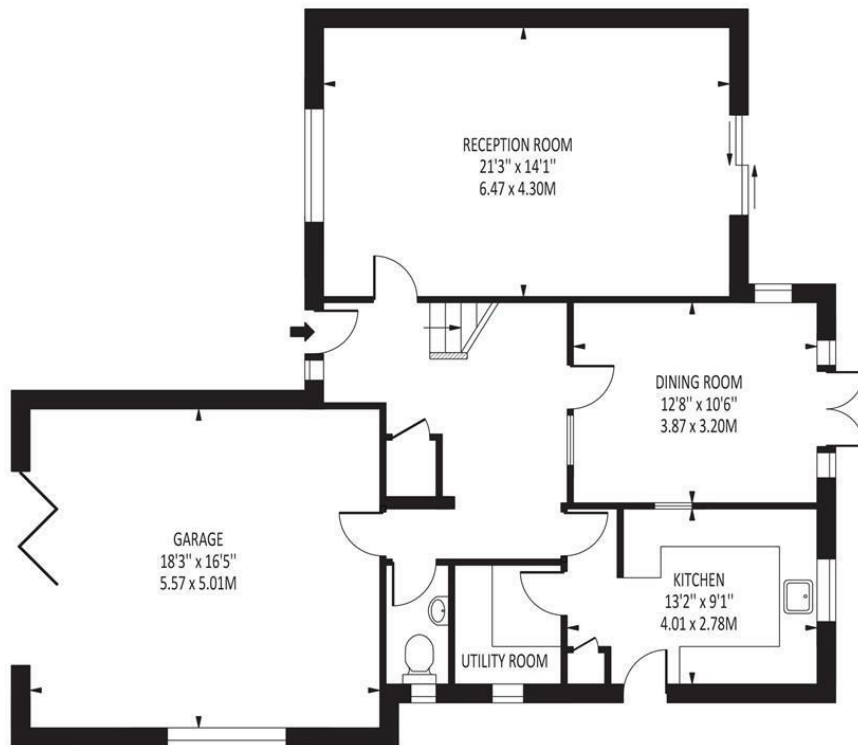


## Anderson Close

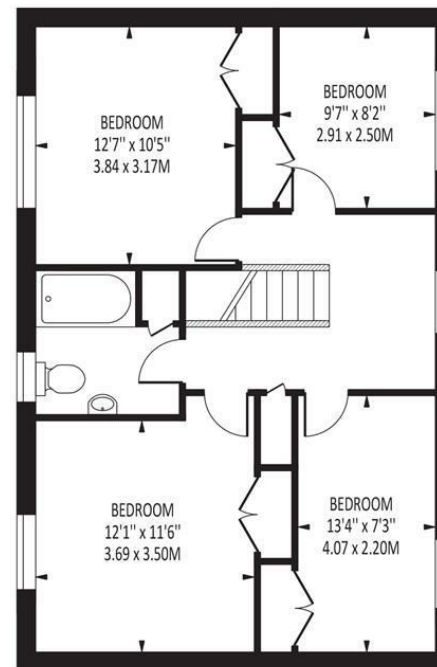
Total Area: 1787 SQ FT • 166.03 SQ M

(Including Garage)

Garage Area : 300 SQ FT • 27.91 SQ M



GROUND FLOOR



FIRST 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		
	65	77
England & Wales		
EU Directive 2002/91/EC		

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The  
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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.



