



Ethel Bailey Close, Epsom

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Modern family home
- Three well proportioned bedrooms
- Ensuite to master & family bathroom
- Stunning kitchen/dining room
- Double aspect living room
- Downstairs cloakroom & utility
- Westerly facing rear garden
- Two Allocated parking spaces
- Still under NHBC warranty
- Amazing school catchment



Set in a superb position within the heart of a small, gated community, this impressive family home should be viewed first hand to be fully appreciated.

Presented to the market in very good condition, this well designed home features three generously proportioned bedrooms, two bathrooms, a large kitchen/diner with direct access to the rear garden, double aspect living room, downstairs W.C with utility area and two allocated parking spaces with further visitors bays available.

The outside space also works perfectly with a low maintenance Westerly facing garden that is laid to lawn, with a small patio and garden shed. There is a lockable gate that provides access to the front garden which also has a lawn area with easy access to the allocated parking bays.

Further noteworthy points to mention include fitted blinds on nearly all of the windows, all the modern touches, and energy efficiency that you would expect with a nearly new home with the remainder of the NHBC new build guarantee.

Viewing is strongly advised to fully appreciate this fine modern home.

As mentioned, due to the age of the property and that it is still covered under the NHBC warranty (which expires in 2027), the house is perfect for a young family and is ideally located for the excellent Stamford Green Primary School (Ofsted outstanding), with the school's West Gate entrance located under a minutes' walk away.

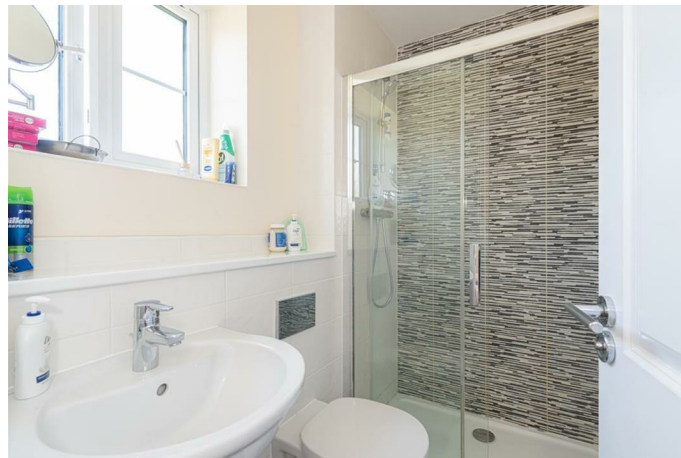
However, the property would also be just as suited to someone looking to downsize without any compromise or a professional

couple who can potentially grow into the home due to its numerous stand out features and exceptional position and location.

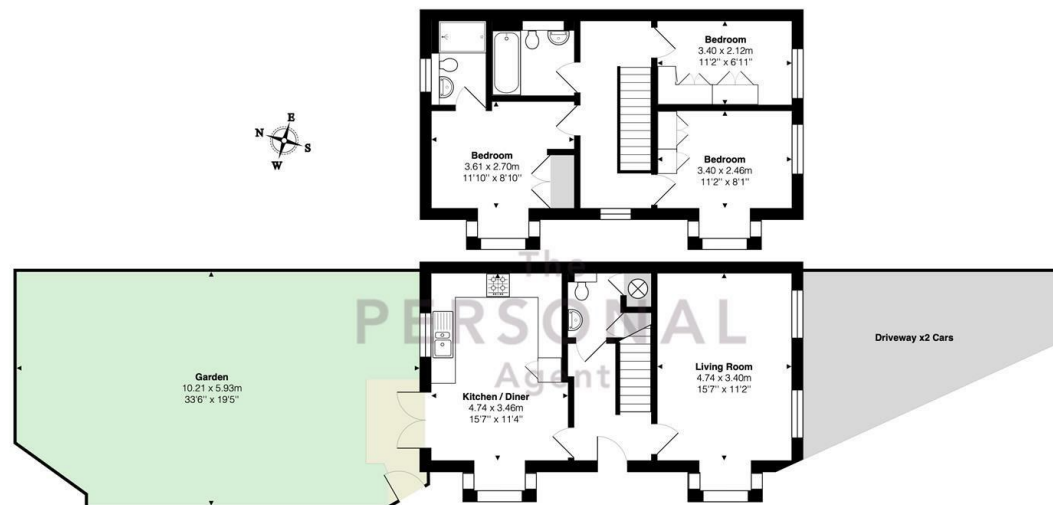
The property is located on the cusp of town in a peaceful position. The ability to walk straight out on to the surrounding countryside and then on to nearby Epsom Common is a huge bonus. Also within close proximity is a David Lloyd Health and Racquet Club along with the ever popular Hobbledown Farm and Horton Country Park.

Epsom is a hugely popular commuter town with a bustling High Street and direct rail links to both London Waterloo and London Victoria. The M25 and A3 are easily accessible. The area boasts some fantastic schooling options in both the state and private sectors.

Tenure - Freehold
Council Tax Band - E







Ethel Bailey Close, Epsom
Total Area: 91.4 m² ... 984 ft² (excluding garden, driveway x2 cars)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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