



Grove Avenue, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £1,250,000 Freehold

- Offered with no ongoing chain
- Sat on a secluded plot of 0.33 acre
- South/Westerly facing rear garden
- Superb detached family home
- Enjoying 3002 Sq. Ft of total space
- Four bedrooms & four reception rooms
- Further kitchen/diner & utility room
- Ensuite, main bathroom & d/s cloakroom
- Tucked away position within a private road
- Detached double garage & large drive

Donna Nook sits within a tucked away position in Grove Avenue which is a private road located within the heart of the highly sought after College Area of Epsom.

Set within mature grounds of approximately 0.33 of an acre and enjoying a fantastic tucked away and leafy position, The Personal Agent are especially proud to present this 1990's built detached family home, benefitting from flexible and bright accommodation approaching 2465 sq ft as well as its detached garage and storage areas which adds another 537 sq ft of flexible and usable space.

Ours clients family loved calling it their home for over 30 years and its now offered for sale with the added benefit of no ongoing chain. Here at The Personal Agent we cant remember a time that a home with this impressive land holding set within this most requested of locations has become available. Suffice to say, this is a rare opportunity indeed.



The ground floor accommodation benefits from well proportioned rooms and comprises of a large and welcoming reception hall, 25ft triple aspect living room that links by sliding doors to a garden, three further nicely proportioned reception rooms providing tons of flexibility, a 21ft kitchen/dining space, generous utility room and a downstairs cloakroom.

The impressive space continues on the first floor with a principal bedroom that enjoys a spacious ensuite bathroom and walk-in wardrobe as well as its view overlooking the mature rear garden and tree lines beyond, two further generous double bedrooms, one of which also has a walk-in wardrobe too, a good sized fourth bedroom which is could be used as a study/home office and a well presented family bathroom.

The accommodation is completed by a large loft space which provides scope to be converted, the detached double garage which provides huge flexibility of use and a long driveway provides access to the secluded frontage and driveway with off street parking for numerous vehicles.

The South/Westerly rear garden which measures 97ft in width x 76ft in depth and is a particular feature of the property with incredible privacy and seclusion, there are manicured lawns with mature fruit trees and shrub borders, several defined seating areas.

Such is the nature of the position and the tranquillity of this property, you could easily be mistaken in thinking that you are somewhere far more secluded. In reality, practicality is all around. Epsom High Street and all it offers, including the mainline station, are just a short walk away, while the delightful Epsom Downs are virtually on the doorstep and easily accessed by car or bicycle.

The property sits on a highly desirable private road and is also within the sought after Wallace Fields Infant and Junior Schools catchment area as well as being within very close proximity of the internationally renowned Epsom College.

Tenure - Freehold  
Council tax band - F











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## Donna Nook

Total Area: 3002 SQ FT • 278.9 SQ M  
(Including Eaves Storage & Garage)  
Eaves Storage Area : 156 SQ FT • 14.49 SQ M  
Garage Area : 381 SQ FT • 35.36 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) <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 |
|                                             | 70      | 82                      |

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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.



