



Hunters Close, Epsom

The **PERSONAL** Agent

# Guide Price £700,000

## Freehold

- Offered with no onward chain
- 0.2 miles from Epsom centre and station
- Tucked away cul de sac location
- Extended and fully refurbished in 2021
- Four double bedrooms & four en suites
- Stunning reception room linking to kitchen
- Underfloor heating & electric Velux windows
- Southerly facing, low maintenance garden
- Double width driveway with parking for two cars
- In catchment of ofsted outstanding schools

Set within a small and rarely available cul de sac on the periphery of Epsom town centre, Hunters Close enjoys an enviable position just 0.2 miles from the railway station. Extended to both the front and rear in 2021 and comprehensively refurbished to an exceptional standard, this deceptively spacious home now offers the quality and feel of a new build while retaining the privacy and charm of its established setting.

The property has been completely reimagined internally, with only the original external walls remaining. New internal walls, staircases, floors, electrics, plumbing, heating system, windows, kitchen, doors (all FD30 fire rated), skirting and architraves have all been installed, resulting in a home finished to the same high standard as the owners' new-build developments.

The ground floor is a real highlight, having been cleverly extended to create an impressive open-plan kitchen, dining and family space that delivers a genuine wow factor and is ideal for modern living and entertaining.



This space links seamlessly to the garden and benefits from electric Velux rooflights with rain sensors, while a downstairs W.C. completes the ground floor. Underfloor water heating runs throughout the ground floor and all en suite bathrooms, adding both comfort and efficiency.

The first and second floors are arranged in a particularly practical and well balanced manner, together providing four genuine double bedrooms, all featuring built in wardrobes and their own en suite facilities. Radiators serve all bedrooms, and a water softener supplies every bathroom too, proving that no small detail has been overlooked during the refurbishment of this home.

Externally, the property continues to impress. A double-width driveway provides parking for two cars, a rare and highly practical feature for a town-centre home. To the rear, the secluded garden enjoys a sought-after southerly aspect and has been designed for low maintenance, featuring a patio area, lawn with new turf, useful storage shed and rear gate.

Hunters Close is perfectly placed for everything Epsom has to offer, including the High Street, the Ashley Centre shopping mall, Epsom Playhouse, and an excellent selection of cafés, restaurants and pubs. Leisure facilities such as the Rainbow Leisure Centre and David Lloyd are close by, while Epsom Downs, home of The Derby, is also within easy reach.

The town is well regarded for its mix of state and independent schools, and the M25 (Junction 9) provides straightforward access to Heathrow and Gatwick airports.

Tenure: Freehold  
Council Tax Band: E

Early viewing is strongly recommended to fully appreciate the space, finish and quality of this outstanding home.

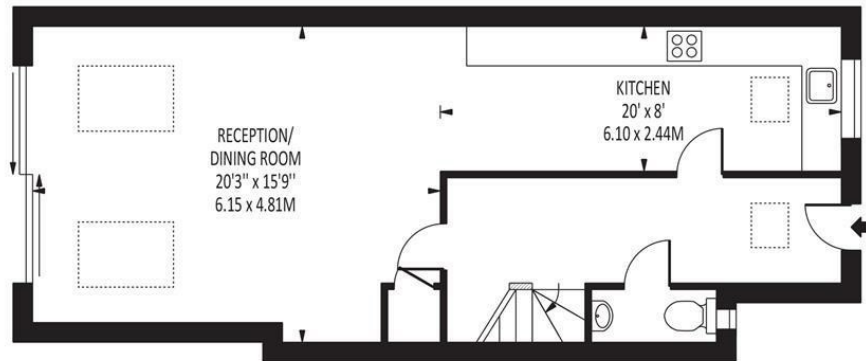
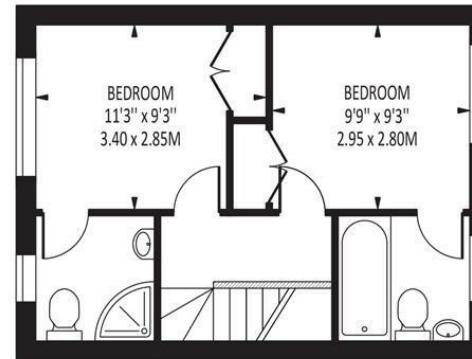
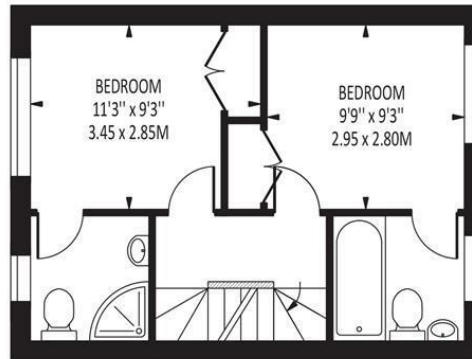




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## Hunters Close

Total Area: 1287 SQ FT • 119.55 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<br>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.

