Winter Close, Epsom

The PERSONAL Agent

Guide Price £650,000

Freehold

- Immaculately presented
- Cul-de-sac location
- Three generous double bedrooms
- Spacious reception area
- Modern kitchen with integrated appliances
- Downstairs W.C
- Ensuite shower room & main family bathroom
- Approximate 40ft rear garden with side gate
- Close to the heart of central Epsom
- Short walk to Town & Station

Located within a cul-de-sac in the heart of Epsom, only a short walk of the town centre and railway station, The Personal Agent are pleased to present this contemporary and spacious modern home.

The property was built by the award-winning developer Persimmon Homes and enjoys a great position within the development, the property has the added benefit of a secluded garden with a patio that links to the house and a raised decked seating area to the rear of the garden that enjoys the afternoon and early evening sun.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home. It comprises a large reception room to the rear with doors to the garden, a contemporary kitchen with all the integrated appliances you would expect from a modern home, downstairs W.C, two double bedrooms on the first floor and a family bathroom.

On the second floor is an impressive principal bedroom suite with large ensuite shower room and great elevated views of the development.

Further noteworthy points to mention about this property include; allocated parking for two vehicles to the front and a fully enclosed rear garden that enjoys one of the most private positions and measures approximately 40ft in length with side access.

The main reception room seamlessly links to the garden, which is ideal for al-fresco entertaining or enjoying a drink at the end of a long day, the garden is offering two defined seating areas with ample lawned area between.

Located within 0.5 of a mile of Epsom High Street that offers a variety of shops and 0.7 of a mile of Epsom railway station the home is perfectly positioned for practicality. The Ashley Centre - a covered shopping mall provides a good selection of shops and Epsom Playhouse offers a wide range of entertainment, including films and concerts.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

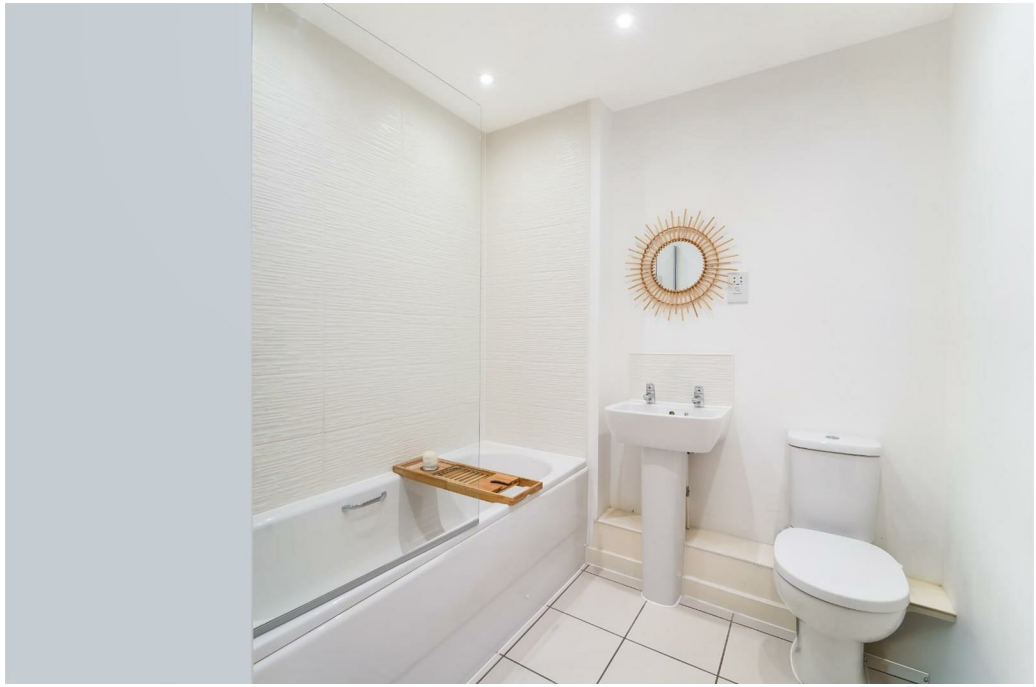
For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure - Freehold
Annual service charge amount (£) - 286.52
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



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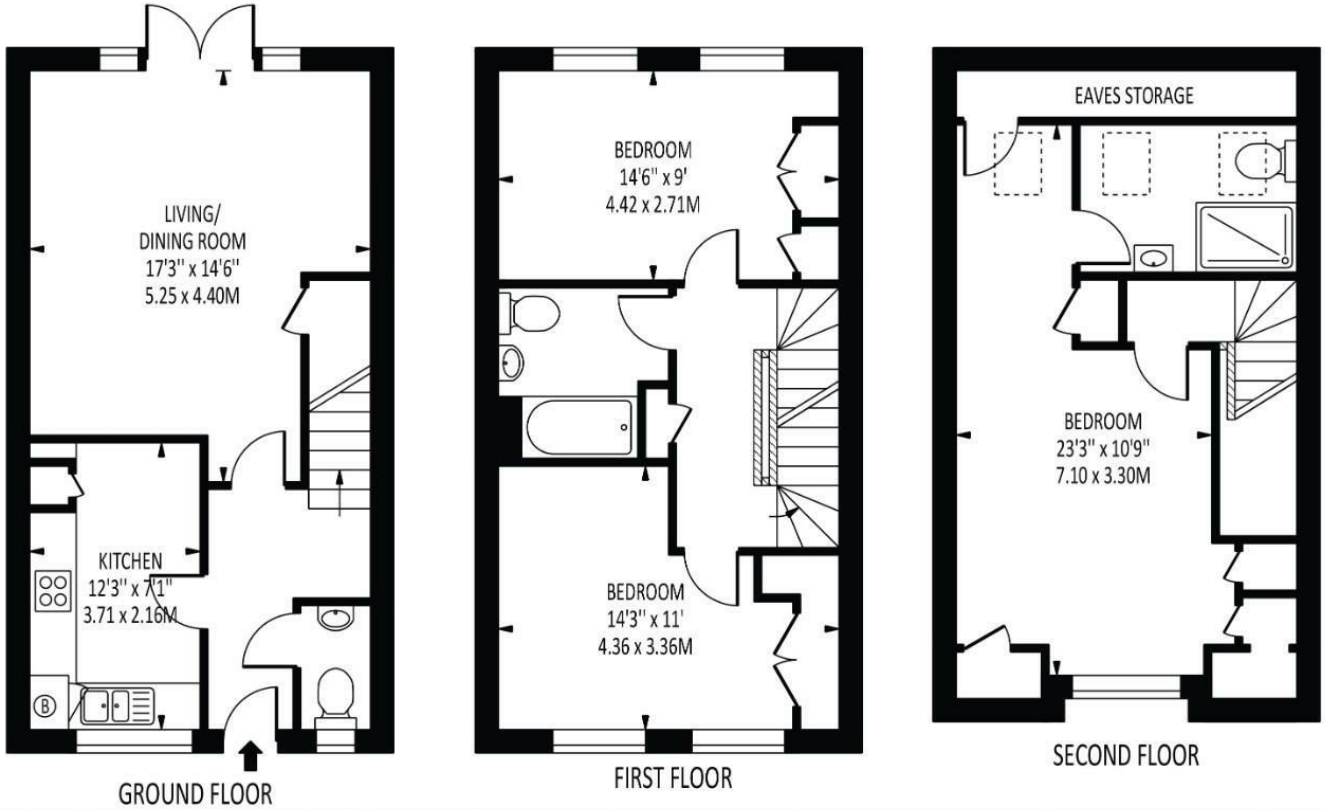
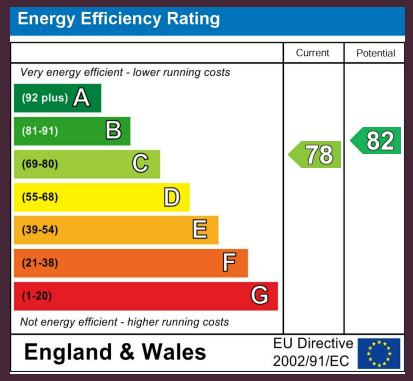
Total Area: 1179 SQ FT • 109.51 SQ M
(Including Eaves Storage)
Eaves Storage Area : 28 SQ FT • 2.64 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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