



Hazel Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Detached family home
- Four bedrooms
- Spacious living/dining room
- Generous conservatory with electric blinds
- Modern kitchen with space for table
- En-suite and family bathroom
- Garage to side & driveway
- Underfloor heating on ground floor
- HVAC ventilation system
- Short walk to Zone 6 station

Surrounded by acres of private parkland and enjoying an excellent position within a Cul-de sac that fronts onto a green, The Personal Agent are proud to present this extremely well appointed detached family home, that enjoys a conservatory and loft extension extension that adds valuable and flexible living space. The property enjoys many upgrades and is offered in good order throughout.

The property is set within a cul-de sac on the periphery of the desirable Parkview development, and has been specifically designed to offer everything you could require for wonderfully balanced modern family living. Coupled with enjoying an enviable position, the property benefits from being just a short walk from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, and is also within close proximity of many great primary and secondary schools, including Rosebery, Blenheim and Glyn.

Immediate viewing is strongly advised.



As you step into the entrance hall the quality of finish is immediately apparent with Amtico flooring. The kitchen which enjoys tiled flooring as well as a convenient layout that offers space for a small table is well equipped and has a pleasant outlook.

The living/dining room not only offers the perfect space for entertaining, it creates a wonderful social family space in the very heart of the home, and links directly to the conservatory which not only has a door to the garage but also opens to the rear garden.

The ground floor goes on to provide a large downstairs cloakroom, under stairs cupboard, underfloor heating and a garage to the side which also provides further scope to be converted into a reception space or work from home office.

On the first floor the master bedroom suite benefits from fitted wardrobes and an en-suite shower room, the two further bedrooms are well proportioned as is the family bathroom.

On the second floor, the loft conversion provides a further bedroom and a large study/office space complete with bespoke shelving and study table that has been built into the eaves space to offer maximum use. Both rooms have energy efficient air-con.

Outside there is a useful storm porch, fully enclosed rear garden with patio area and to the front is a driveway with parking and the communal parkland green.

Further noteworthy points to mention are the air circulation/ventilation system with Eco friendly heat recovery system and water softener system.

Tenure - Freehold
Council tax band - E

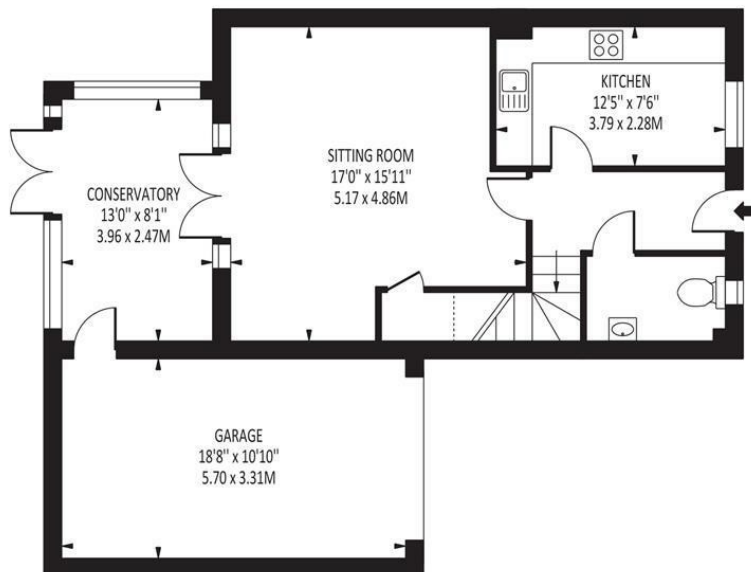




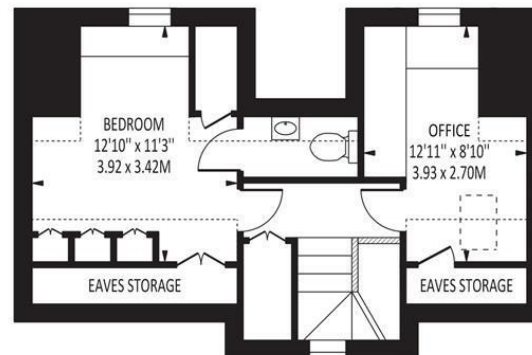
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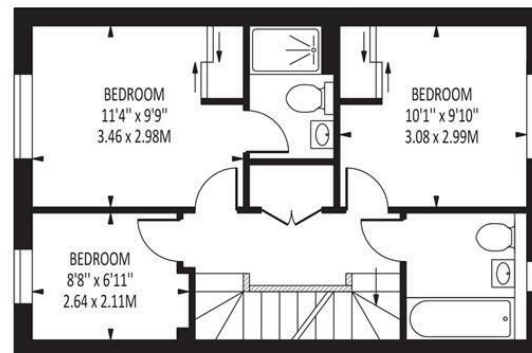
Total Area: 1622 SQ FT • 150.73 SQ M
(Including Garage, Eaves Storage & Restricted Height Area)
Garage Area : 203 SQ FT • 18.87 SQ M
Eaves Storage & Restricted Height Area : 113 SQ FT • 10.52 SQ M



GROUND FLOOR



SECOND 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) A		81
(81-91) B		
(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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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.

