



Winter Close, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Immaculately presented
- Four spacious bedrooms
- Cul de sac location
- Heart of central Epsom
- Short walk to town/station
- Spacious reception area
- Kitchen/dining room
- Downstairs W.C
- Ensuite shower room
- 36ft South/West garden

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

Built by the award winning developer Persimmon Homes and benefitting from the remaining NHBC guarantee, the property enjoys a great position within the development enjoying a 36ft South/Westerly facing garden.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home and comprises a large reception room to the rear with doors to the garden, a spacious kitchen/dining room that is perfect for entertaining, downstairs W.C, three well proportioned bedrooms on the first floor and a family bathroom.

On the second floor is an impressive master 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 rear of the home and a fully enclosed rear garden that enjoys one of the most sought after aspects (South/Westerly) and measures 36ft in length.

The paved terrace within the garden seamlessly links to the main reception room of the house, which is ideal for al-fresco entertaining or enjoying a drink at the end of a long day, the remainder of the garden is laid to lawn with access to the rear which help confirm the practicality and low maintenance of the outside space. Immediate viewing is strongly advised to fully appreciate everything that this deceptively spacious home offers, in our opinion you will not be disappointed in the slightest.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés,

restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Council tax band: F

AGENTS NOTE: Whilst the current tenure of the property is Leasehold with an original 999 year lease, the current owners are in the process of purchasing the Freehold and the property will be sold with the tenure of Freehold on completion.



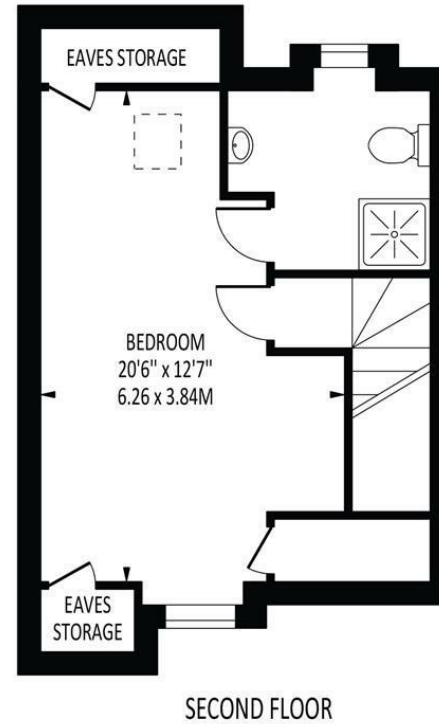
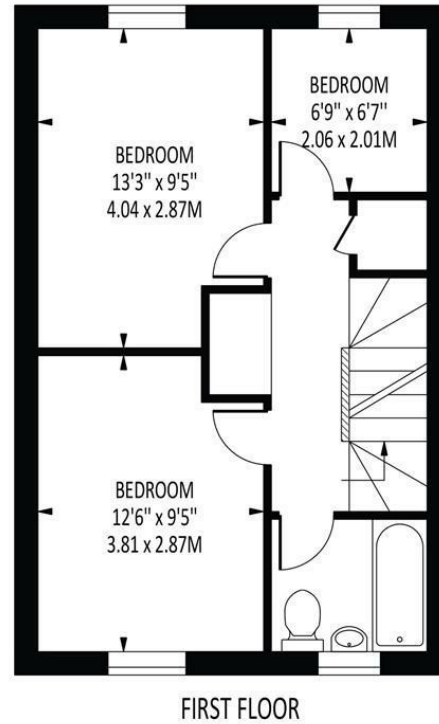
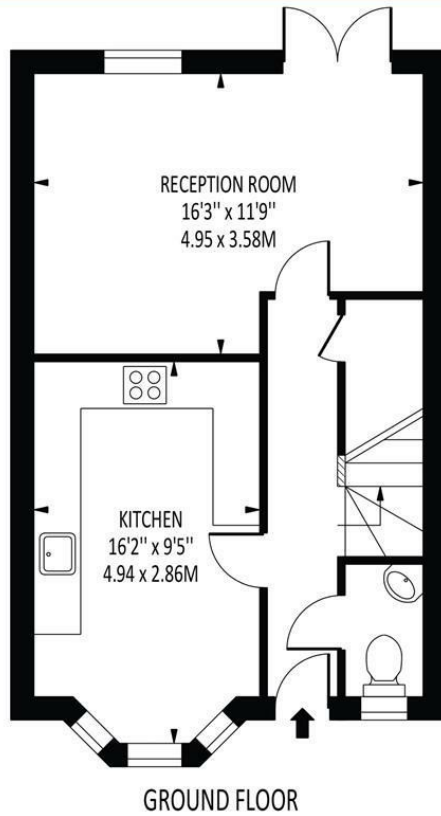


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Total Area: 1246 SQ FT • 115.75 SQ M
(Including Eaves Storage & Restricted Height Area)
Eaves Storage & Restricted Height Area : 28 SQ FT • 2.60 SQ M



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) A		94
(81-91) B	85	
(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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2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

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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.

