



Mulberry Close, Epsom

The **PERSONAL** Agent

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

- Stunning modern living
- Four/Five spacious bedrooms
- Fronting onto parkland
- Over 2243 sq ft of space
- Kitchen / dining / family room
- Two further receptions
- Two cloakrooms & utility room
- Ensuite shower room + Jack & Jill bathroom
- Driveway, parking & garage
- Southerly facing rear garden

Overlooking and fronting onto private parkland, this extremely well appointed and immaculately presented detached family home offers over 2243 sq ft of flexible and bright accommodation. The property is offered with the added benefit of several upgrades made by our client and has been specifically designed to offer everything you could require for wonderfully balanced modern family living.

Originally a show home for the development, the property enjoys a fantastic position sat on a corner plot within a small close and 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.

As you step into the generous entrance hall the high quality of finish is immediately apparent as is the well thought-out blend of versatile accommodation. The stunning kitchen/dining room not only offers the perfect space for entertaining but flows effortlessly into a family area that has double doors opening to the Southerly facing rear garden.



The ground floor is underfloor heated in its entirety and goes on to provide a further separate TV room that is currently used as a formal dining room, downstairs cloakroom, utility room and the integrated garage.

The first floor offers a master bedroom with ensuite shower room, further double bedroom that is currently being used as a study, cloakroom and a wonderful living room with Juliette balcony and stunning elevated outlook over the development. This living room could also be enjoyed as a further double bedroom with the possibility of easily converting the current adjoining W.C into an ensuite if desired.

The second floor provides another generous double bedroom, Jack & Jill bathroom and an impressive guest bedroom, with door to a private balcony with glass balustrade and a stunning elevated outlook over the communal grounds.

The Southerly facing rear garden enjoys an excellent degree of privacy and is fully enclosed with lockable side gate and a patio

and covered seating area which are both great for al-fresco dining and entertaining.

Noteworthy points to mention are the numerous upgrades including porcelain tiles, recessed ceiling speakers, replaced energy efficient air source heat pump heating and renewed air distribution system, to name but a few.

Viewing is strongly advised to fully appreciate this well balanced and extremely well presented home and with Ewell West railway station (zone 6) just a short walk/0.7 mile away with a comprehensive service to London Waterloo taking just 34 minutes, close proximity of Epsom town centre and on the periphery of Horton Country Park with David Lloyd leisure centre features pool, gym and other sports facilities, this modern, attractive home sets the bar very high indeed.

Tenure - Freehold  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 1200.00  
Council tax band - G





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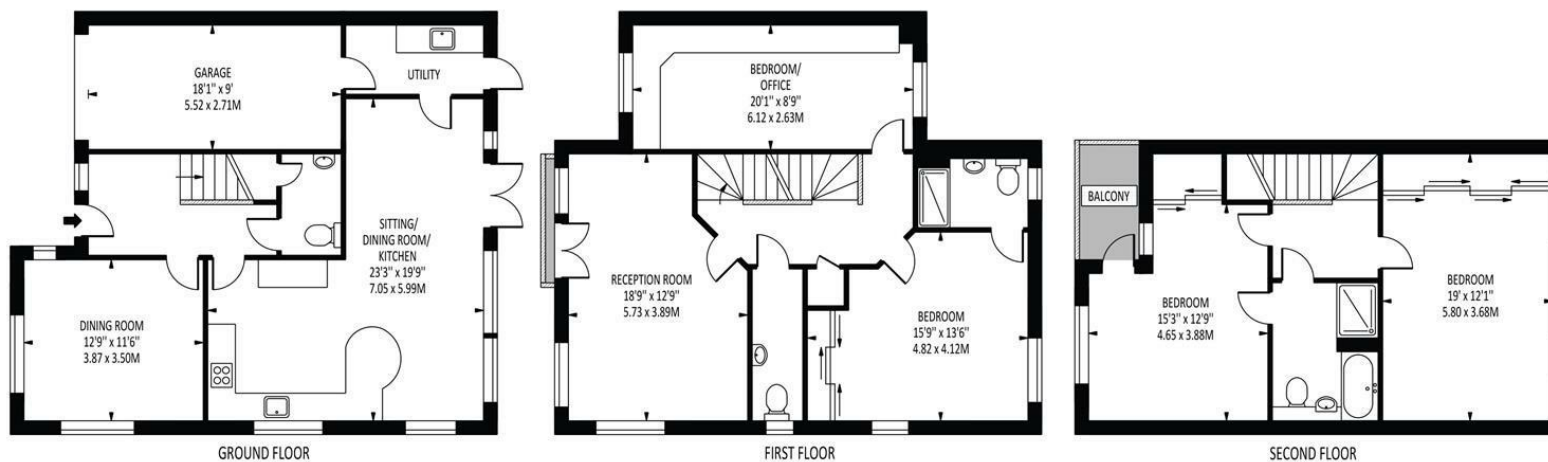


## Mulberry Close

Total Area: 2243 SQ FT • 208.35 SQ M

(Including Garage)

Garage Area: 161 SQ FT • 14.96 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 |                         |           |
|                                             | 77                      | 82        |
| 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.

