



Tintagel Close, Epsom

The **PERSONAL** Agent

Guide Price £945,000

Freehold

- Detached Family Home
- Heart of the College Area
- Cul de sac Location
- Four Bedrooms
- 22' Reception Room and Conservatory
- Family bathroom and ensuite
- Secluded rear garden
- Garage & Driveway
- 1821 Sq ft of flexible accommodation
- Catchment of great schools

Nestled in a charming cul de sac, this impressive detached Georgian style house offers a perfect blend of space, comfort, and modern living. Built in 1976 and thoughtfully extended, the property boasts an expansive 1,821 square feet of well designed living space, making it an ideal family home.

In summary, this extended detached house on a residential close is a rare find, combining spacious living with a prime location. It is perfect for families seeking a comfortable and stylish home in the heart of the College area of Epsom. Don't miss the opportunity to make this delightful property your own.

Upon entering, you are greeted by a 22ft reception room that provides ample space for relaxation and entertaining. The downstairs office is a valuable addition, perfect for those who work from home or



require a quiet space for study, along with the downstairs cloakroom.

The heart of the home is undoubtedly the large, bright conservatory at the rear, which floods the area with natural light and offers a delightful view of the garden, with its central wood burner it really creates a cosy atmosphere for family gatherings or quiet evenings.

The property features four generously sized bedrooms, ensuring that there is plenty of room for family and guests alike. In addition there are also two well appointed bathrooms, one of which is ensuite to the principal bedroom.

Conveniently located just half a mile from Epsom Station and the vibrant High Street, residents will enjoy easy access to a variety of shops, restaurants, and

transport links. The garage provides additional storage and parking options, enhancing the practicality of this wonderful home. The property also benefits from an EV charging point.

The area abounds with plenty of Greenbelt countryside within walking distance, most closely is Alexandra Park which is just a short walk away. The open spaces of Epsom Downs are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits including many great golf courses, and David Lloyd and Rainbow Leisure Centre are both in close proximity.

Tenure - Freehold
Council tax band - F





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Total Area: 1821 SQ FT • 169.18 SQ M
(Including Garage)
Garage Area : 307 SQ FT • 28.50 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
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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Registered in England No. 4398817.



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