



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Last semi-detached home available
- Two double bedrooms & two bathrooms
- Gated cul-de sac with video access
- 10 year new build homes warranty
- Resin driveway and EV charging point
- Stylish & tasteful design touches
- Westerly garden with irrigation system
- Exclusive new build development
- High specification finish throughout
- Periphery of the world famous Epsom Downs

*** Exclusive new gated development of luxury homes *** PLOT 7 NOW RESERVED ***

A unique opportunity to secure the last remaining two bedroom semi-detached home, set within this tucked away gated community, making it perfect for any discerning downsizer or someone looking for a high quality new build home in this most coveted of positions.

Nestled within this select, gated cul de sac that enjoys a truly fantastic location, just a short distance from the green open spaces of the Epsom Downs, The Personal Agent are proud to present this attractive collection of brand new properties built by Nuro Homes, a developer renowned for quality.

With incredible attention to detail and a beautiful heritage style and elegant feel throughout, these fine properties successfully encapsulate a modern turn key lifestyle that you would expect with a new home alongside a rare character, homely feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly sought after position, the level of finish is meticulous and the layout is highlighted by stylish design touches and



huge amounts of natural light throughout as well as the added benefit of a secluded rear gardens with mature planting, private resin driveways and EV charging points.

This is one of just two semi-detached homes on this development and it has a huge amount of curb appeal with its dappled red brick and pretty tiled hung frontage. The carefully thought out design has resulted in generous and impressive room sizes that flow perfectly.

The beautiful front door and covered porch immediately set the tone and create a welcoming first impression alongside the entrance hallway with its characterful tiled floor, it really is the little touches that all add up to make a big difference.

The absolute heart of the home with a stunning shaker style kitchen/breakfast room with stone worktops and fitted Bosch appliances. The living/dining room is a great size with French doors opening directly on to a Westerly facing rear garden.

The ground floor is completed by a practical utility/laundry room which also incorporates a W.C. On the first floor of this home are two incredibly well balanced bedrooms, a stylish ensuite shower room and the beautiful main

bathroom that really steals the show with its high quality fittings, whilst from a practical sense the accommodation is completed by a generous loft storage space.

Further stand out features include underfloor heating on the entire ground floor, air-source heat pump, garden irrigation system, video and audio entry system.

Amberwood Grove is an incredible gated cul de sac which enjoys such a fantastic location, just moments from the historic Epsom Downs. Also within walking distance is Tattenham Corner Station, offering access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

Call to view.

*Images for advertising are taken from the show home, plot 2 Amberwood Grove and are strongly indicative of the level of finish. However, they must only be used as a guide due to there being a difference in layout and size across all units.

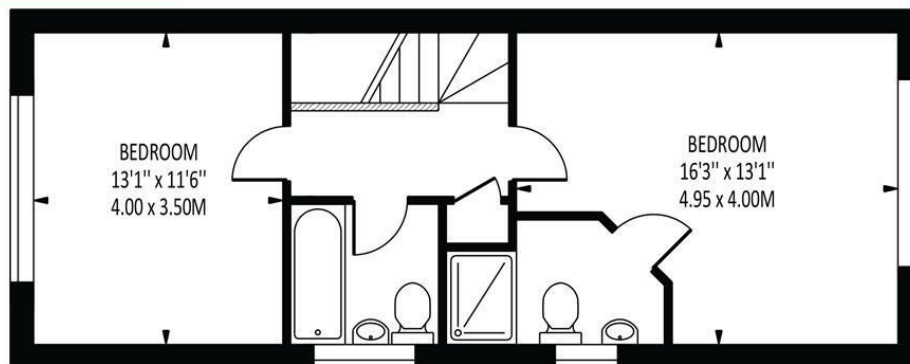
Tenure - Freehold
Council tax band - TBC



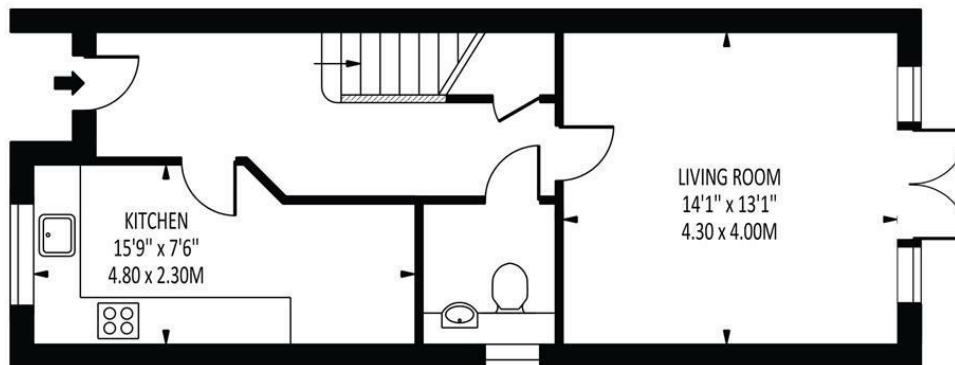


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Amberwood Grove
Total Area: 941 SQ FT • 87.44 SQ M



FIRST FLOOR



GROUND 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		
(81-91) 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

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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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