



Hunters Close, Epsom

The PERSONAL Agent

# Guide Price £675,000

## Freehold

- 0.2 miles from Epsom centre and station
- Short walk to Stamford Green
- Tucked away cul de sac location
- Southerly facing rear garden
- Stunning kitchen/dining family space
- Utility room & downstairs W.C
- Three bedrooms & study/nursery
- Ensuite shower room & modern bathroom
- In catchment of ofsted outstanding schools
- Garage/store and double width driveway

Set within a small, rarely available cul de sac on the periphery of Epsom town centre and just 0.2 miles from the railway station, this flexible and spacious home not only offers an incredible layout and position but also benefits from a stunning ground floor extension, double width driveway with parking for two cars and a secluded rear garden with a coveted Southerly aspect.

With well balanced accommodation laid out over three floors, all rooms really benefit from a huge amount of natural light due to the clever design of this home with a really quite wonderful outlook to the rear over the Fair Green from the living room, study and rear bedroom.

The ground floor accommodation has been cleverly extended and provides a great entertaining space with a real wow factor. The open plan kitchen/dining/family space links perfectly to the garden, there is also a downstairs W.C and practical utility space. On the first floor there is an impressive living room and generous guest bedroom with ensuite shower room and the top



floor provides two further generous bedrooms and a study/nursery which are all served by the modern four piece bathroom.

A further noteworthy point to really take into consideration includes the previously mentioned oversized driveway with parking for two cars to the front, this is a rarity for a town centre home and ensures practicality on a daily basis.

In our opinion the secluded rear garden is also a particular feature with a sunny Southerly aspect, patio area, artificial lawn and raised beds, which helps to confirm the practicality and low maintenance of the outside space. Immediate viewing is strongly advised to fully appreciate everything that this deceptively spacious and well appointed home offers, in our opinion you will not be disappointed in the slightest.

Hunters Close is a tucked away cul de sac that is within close proximity of Epsom High Street with its 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.

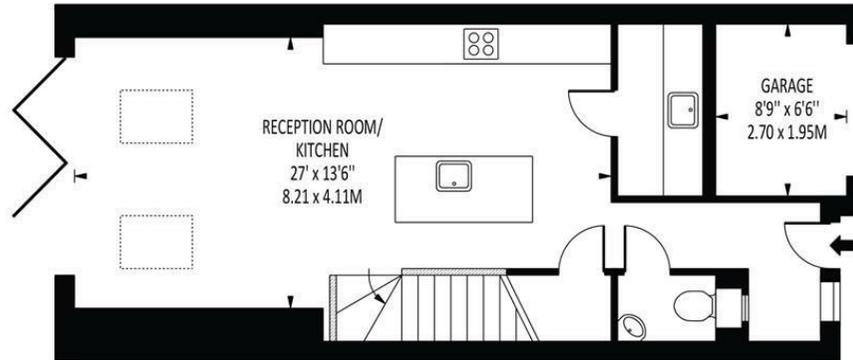
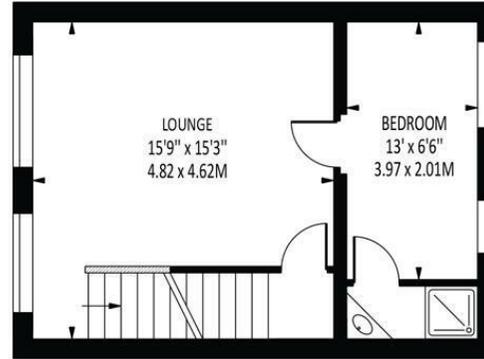
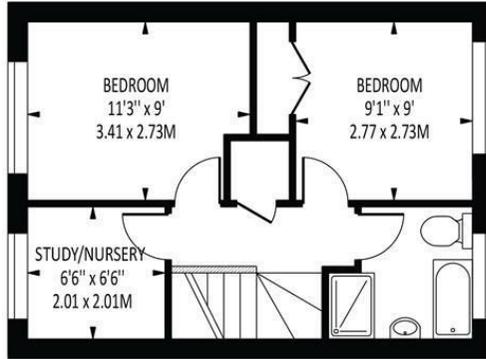
Tenure - Freehold  
Council tax band - E





### Hunters Close

Total Area: 1274 SQ FT • 118.38 SQ M  
(Including Garage)  
Garage Area: 57 SQ FT • 5.27 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

