



Mulberry Close, Epsom

The **PERSONAL** Agent

Offers Over £900,000

Freehold

- Five double bedroom detached home
- Offering 2168 Sq. ft
- Stunning 32ft x 18ft reception room
- Separate family room
- 26ft master suite, dressing area & en-suite
- Private covered balcony with views
- Two further en-suites & main bathroom
- Downstairs cloakroom & utility room
- South facing rear garden
- 10 min walk to zone 6 station



Occupying arguably the best position within this highly sought after road and fronting onto private parkland, this immaculately presented and much improved detached family home warrants immediate inspection to fully appreciate everything it has to offer.

The property enjoys accommodation approaching 2170 Sq. Ft and benefits from bright and light rooms that really flows and makes the most of the available space. This stunning modern home should be viewed at your earliest convenience.

The property benefits from light and spacious accommodation and comprises a stunning open plan reception space that measures 32ft x 18ft and is the perfect space for entertaining, social occasions and day to day family life.

This incredible room has evenly defined living & dining areas that seamlessly link to the remodelled kitchen and a large set of bi-folding doors that open directly to the South facing garden.

The impressive accommodation continues with a separate generous family room and from a practical sense a utility room and downstairs cloakroom.

On the first floor there are four bedrooms, all doubles with one being utilised as a study and one as a playroom currently.

The two guest bedrooms also benefit from en-suite shower rooms whilst the family bathroom completes this floor. On the second floor is the absolutely stunning master suite that provides the ultimate 'wow' factor.

Measuring 26ft x 18ft, with a dressing area, en-suite shower room and double doors which then leads onto the covered balcony with glass balustrade and a stunning elevated outlook over the communal grounds of this popular residential development, its hard to imagine a more perfect position.

Outside to the front of the property is a driveway with parking for two cars and a mature front and side garden, the private 40ft x 33ft rear garden is walled with a patio area for entertaining across the rear, fitted awning, and all enjoying the coveted Southerly aspect.

Being built with sustainable living firmly in mind and incorporating an air circulation/ventilation system with Eco friendly heat recovery system, this stunning modern home should be viewed at your earliest convenience.

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.

Nearby 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. There is also a wide variety of cafés, restaurants and pubs available locally not to forget the excellent primary and secondary schools, both state and independent.

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(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
 01372 333699

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



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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