



Downs Reach, Epsom

The **PERSONAL** Agent

# Guide Price £975,000

## Freehold

- Periphery of world famous Epsom Downs
- Flexible & spacious modern home
- Constructed in 2015 with remaining guarantee
- Select cul de sac location
- Four double bedrooms
- Two/three generous reception rooms
- Large kitchen/dining room
- Ensuite shower room & main bathroom
- Downstairs cloakroom
- Beautiful South facing garden



Set in a superb position within the heart of a small cul de sac that is located on the periphery of the Epsom Downs, this impressive modern house was constructed by Shanly Homes in 2015 and should be viewed first hand to be fully appreciated.

Presented to the market in exceptionally good condition, this flexible and well designed home features three generously proportioned bedrooms, two bathrooms, a large kitchen/diner that is the heart of the home, living room with doors to the garden, family room, dining room which could easily be utilised as the fourth bedroom and a downstairs W.C. There is a driveway with two parking spaces with further visitor bays available within the development as well as a space to build a garage if desired.

The outside space also works perfectly with a secluded and low maintenance rear garden that benefits from a direct South

facing aspect, patio terrace and garden shed to side. There is a lockable gate that provides access to the front which enjoys smart landscaping with shrub borders.

As mentioned, due to the age of the property it is still covered under the full NHBC warranty (which expires in 2025). The house is perfect for a growing family due to the flexible nature of it's accommodation and is ideally located for local schooling, be it Primary or Secondary.

However, the property would also be just as suited to a professional couple who can potentially grow into the home due to its numerous stand out features and exceptional position or even a discerning downsizer, who might require less rooms than they currently have without feeling like they are compromising on quality, size and location.

In short, this fine home really does deliver on every level.

Downs Reach is a small, modern cul de sac that is accessed from Yew Tree Bottom Road and homes in this location are always popular, especially one as flexible and spacious as this.

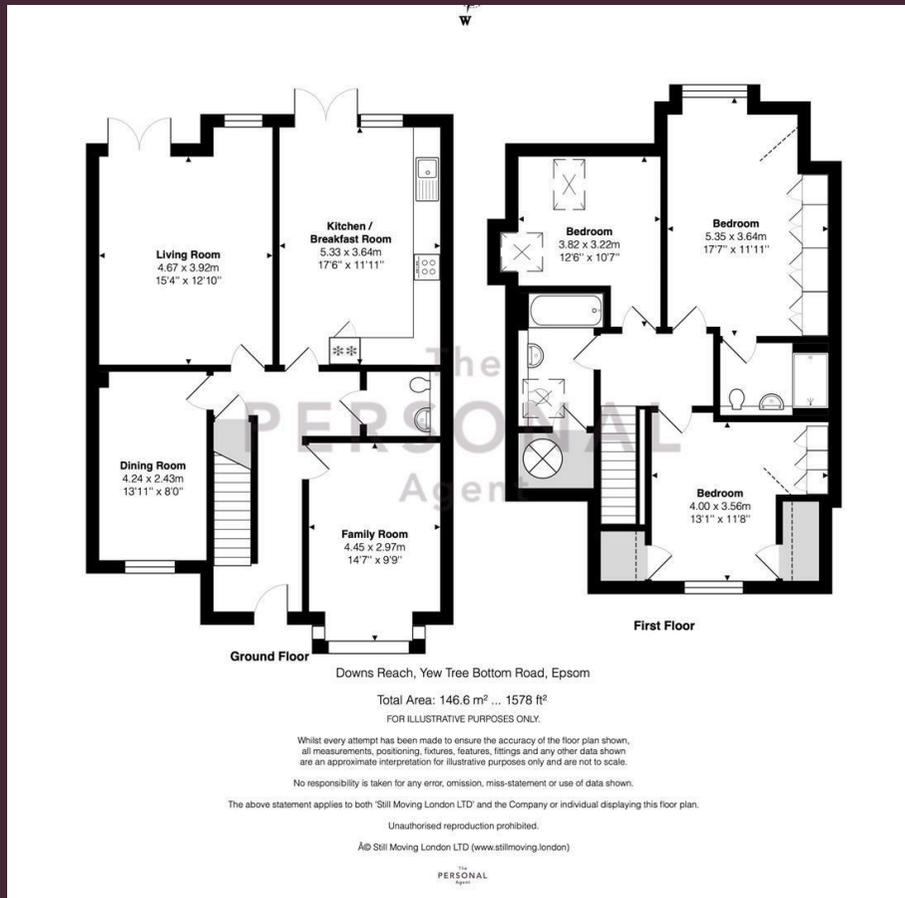
Located within easy reach of local schools, local amenities, and the picturesque open spaces of Epsom Downs. Tattenham Corner and Epsom Downs stations are easily accessible and Banstead, Epsom, Ewell West and Ewell East stations are a short drive. The town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Call to view. Vendor Suited.

Tenure - Freehold  
Council tax band - F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		84	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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