



Lintons Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £525,000 Leasehold

- Modern semi-detached home
- Three bedrooms
- En-suite to master bedroom
- Family bathroom & downstairs W.C
- Lounge/diner with doors to garden
- Kitchen/breakfast room
- Two allocated parking spaces to side
- Remainder of NHBC guarantee
- Significant scope to extend STPP
- Potential of no chain



Enjoying an excellent position at the entrance to this peaceful residential cul de sac of modern family homes, this attractive semi-detached property is offered to the market in outstanding condition.

A main feature is the wonderful professionally landscaped side and rear garden which is a great size with scope to extend significantly STPP. There is also a side gate with easy access and the property benefits further from two allocated parking bays to the side.

As soon as you step into this fine home the amazing feel is immediately evident, with stylish and contemporary design touches throughout and spacious rooms that seamlessly link to provide wonderful living spaces. The layout is ideal for entertaining and social occasions but most importantly its perfect for day to day family life.

There is potential of no ongoing chain with this home, so if you are looking for a hassle free move then call us today to arrange a viewing!

Description: Built by the award winning developer Persimmon Homes and benefitting from the remaining NHBC guarantee, the property enjoys a arguably one of the best positions within the development enjoying a side and rear garden with wonderful landscaping throughout.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home and comprises a large reception room to the rear with doors to the garden, a contemporary kitchen/breakfast room, downstairs W.C, three well proportioned bedrooms on the first floor with an en-suite to the master and a further family bathroom. The property also enjoys parking to the side.

Further noteworthy points to mention include solar panels, large boarded and accessible loft space, recently fitted plantation shutters, professionally fitted wardrobes and drawers in the master & guest bedrooms and an impressive sandstone terrace in the garden.

Located within 1/4 of a mile of Epsom station & High Street that offers a 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

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