



Acer Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Stylish mews house
- Two double bedrooms
- Exclusive development
- 18ft x 15ft reception room
- Kitchen/breakfast room with door to courtyard
- Separate study
- Downstairs cloakroom
- Ensuite shower room
- Approximately 1351 sq ft
- Private garden, parking bay & garage

Located within the highly regarded Park Views development and enjoying an enviable position within this sought after cul-de-sac, The Personal Agent are especially proud to offer this stunning converted mews house benefitting from a staggering 1351 sq ft of light and bright accommodation.

The property is the biggest and most spacious example we have ever seen and offers two large double bedrooms, a stunning 18ft x 15ft living room with door to a private garden area which really provides the 'wow' factor, kitchen/breakfast room with door to further private courtyard, study, downstairs cloakroom, ensuite shower room and main bathroom.

There is an abundance of useful storage space within this largest style of mews property and an allocated



parking space and garage in block with additional store. The property lies within a private and secluded development, making for a very secure feeling of exclusivity.

Such is the rarity of these mews houses, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation and fantastic position of this home is unrivalled in our view. The mature and private communal grounds to the front provide the most perfect leafy backdrop with an abundance of wildlife.

Just a stones' throw from the bus stop and a short distance from the open spaces of Horton Country Park with its bridle paths, green protected open spaces and the David Lloyd leisure centre. Ewell West (zone 6) railway station is approximately 0.5 miles away.

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, 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 (House) Garage (Leasehold)
Service Charge - £650 P/A
Council tax band - D







4 Chestnut House, Acer Close, Epsom
 Total Area: 125.5 m² ... 1351 ft² (excluding garage, store)
 FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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