



Osborne Close, Epsom

The **PERSONAL** Agent

# Guide Price £550,000

## Freehold

- Wallace Fields Catchment
- Gated Cul-de-sac
- Two double bedrooms
- Family bathroom
- Ensuite shower room
- Downstairs cloakroom
- Private garden
- Useful garden room
- Allocated parking space
- High specification finish

The Personal Agent is proud to present this conveniently yet discreetly positioned two bedroom home within Wallace Fields catchment. This gated development is nestled at the end of Dirdene Gardens within walking distance of Epsom Town Centre and Ewell Village, as well as being in the catchment for the highly desirable Wallace Fields Primary School.

The property is ideally located for easy access to the high street and railway station, both being just a 12 minute walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Benefitting from a contemporary and stylish feel, this property offers extremely well balanced accommodation laid out over two floors. Furthermore this fabulous home comes with allocated parking, a real rarity for a property in such a convenient location.



This property was built in 2016 by Oakton Developments Ltd. They pride themselves on designing and building homes of a high quality with an emphasis on good architecture and excellent levels of specification.

Osborne Close is no exception with a fully equipped kitchen with stone work surfaces, there are oak veneer internal doors, fitted wardrobes to the master bedroom, triple glazed windows and doors and coving.

The property includes electric underfloor heating systems in the family bathroom and kitchen and for upstairs, all windows are Velux Electrical system with each of them controlled by individual remote controls. The principal is serviced by a stylish ensuite and there is a useful garden room at the bottom of the garden that could be used as a work-from-home office space.

The exclusive gated close benefits from well maintained grounds, a private rear garden and the added bonus of generous loft space.

Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers a more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.

Tenure - Freehold  
Council tax band - D  
Management Fee (Annual) - Approximately £250.00

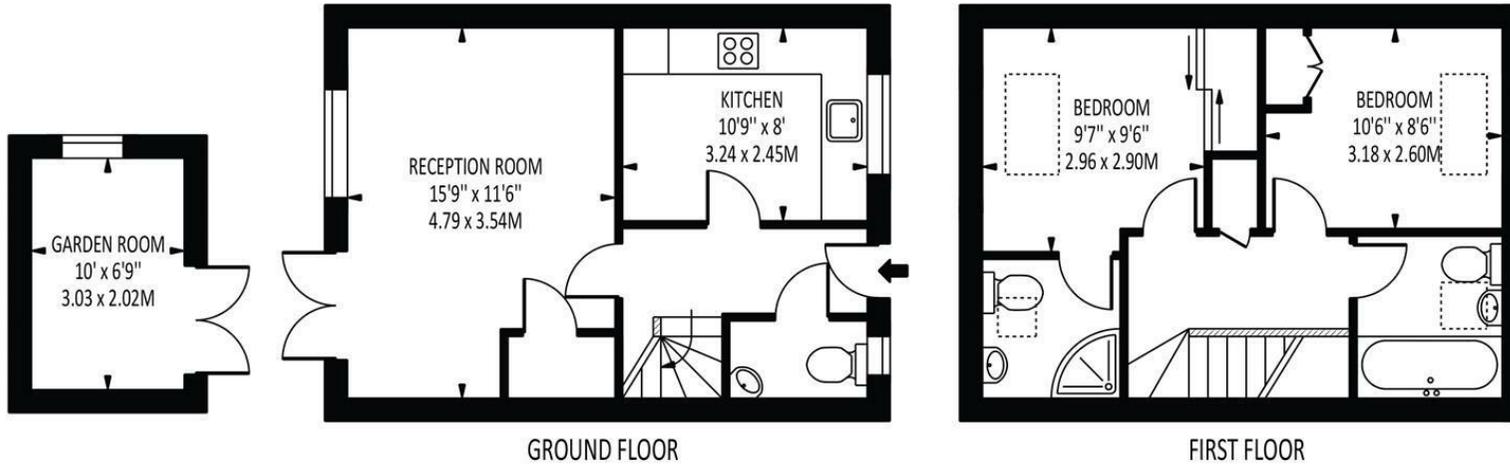






### Osborne Close

Total Area: 769 SQ FT • 71.40 SQ M  
 (Including Garden Room)  
 Garden Room Area : 66 SQ FT • 6.12 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>86</b>
(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			
England & Wales		EU Directive 2002/91/EC	

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.

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