



Osprey Drive, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Absolutely stunning home
- Immaculately presented
- Three double bedrooms
- Dressing room & ensuite
- Luxury family bathroom
- Kitchen with granite worktops
- Spacious living/dining room
- Downstairs cloakroom
- Landscaped secluded garden
- Allocated parking & visitors spaces

Presented in immaculate condition and located in a highly desirable private cul de sac on the periphery of the world famous Epsom Downs, is this stylish and contemporary modern home.

Having been the subject of numerous upgrades, the high level of finish is immediately apparent as soon as you step foot through the door.

The well designed accommodation provides the perfect layout for modern living with a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

Properties of this style and calibre, in this private position are rarely available and because of this we are recommending immediate inspection.



Arranged over three floors, a spacious internal layout reveals extremely well balanced accommodation that can suit a multitude of buyers, so whether you are a first time buyer, looking for more space than you already have or perhaps wanting to downsize but not downgrade or compromise, this immaculately presented home can deliver on every level.

The property enjoys three genuine double bedrooms, spacious reception room with direct access to a lovely landscaped rear garden, fitted kitchen with granite work surfaces, lavish family bathroom, dressing room with ensuite shower room to the master suite and a downstairs cloakroom.

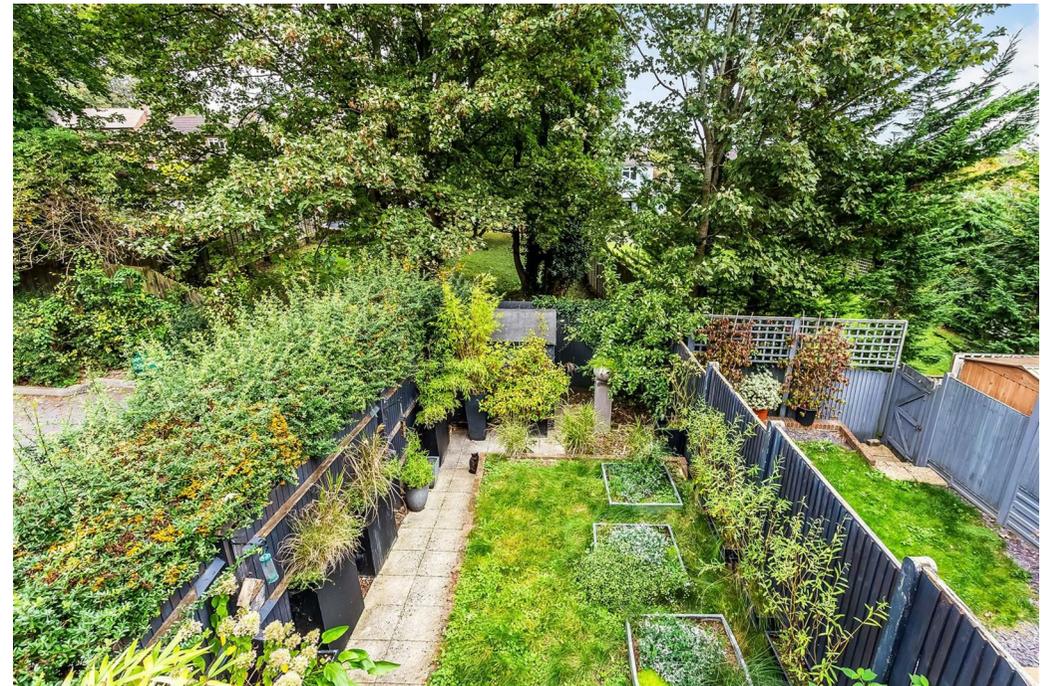
Osprey Drive is a highly sought-after and rarely

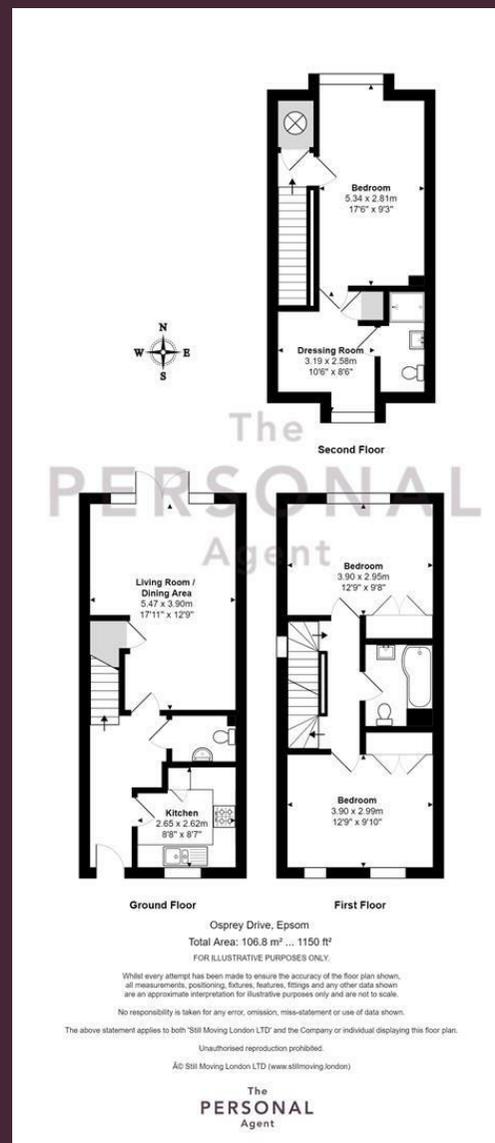
available private cul-de-sac located on the North side of the Epsom Downs within walking distance of the Tattenham Corner area. It is situated within close proximity of the Tattenham Corner parade with its comprehensive range of shops but also only a short walk from the open spaces of the Epsom Downs with its racecourse and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Tattenham Corner to London Bridge and the nearby Epsom station to London Waterloo and London Victoria, there is easy access to the M25 and A3 with Gatwick and Heathrow airports within driving distance.

Tenure - Freehold
Council tax band - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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

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
01737 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.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

