



St. Theresa Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £765,000 Freehold

- Stunning modern townhouse
- Wonderful cul de sac location
- Moments from Rosebery School
- Four spacious bedrooms
- 20ft living room/dining room
- Office nook
- Principal bedroom with ensuite
- Further family bathroom
- Downstairs cloakroom with further shower
- Generous landscaped rear garden

The Personal Agent are thrilled to present this attractive modern townhouse that enjoys a wonderful position within a desirable cul-de-sac that is just moments from the outstanding Rosebery, St Joseph's Catholic and St Martin's schools and enjoys easy access to Epsom's High Street and mainline rail links.

The property has been sympathetically modernised and creatively re-configured to great success, with a cleverly adapted layout that has not only worked brilliantly for our client but is also certain to resonate with most buyers wish lists.

With accommodation approaching 1511 Sq Ft and a beautiful level of presentation and finish throughout, it's hard to imagine a more flexible and versatile layout available within this price point. Furthermore with everything you may need for day to day life so close to your doorstep, this fine home has practicality and longevity in abundance too.

The entrance hall is generous and welcoming, with a first impression that sets the tone for what is to follow. On the ground floor there is a bedroom that has currently been converted into a



sitting room and is serviced by a refurbished shower room.

On the first floor the 20ft reception/dining room is truly the heart of the home and provides a beautiful social space with two sets of French doors that link directly to a balcony space. The kitchen is modern and spacious with a bright feel to it and has a breakfast bar perfect for when you are grabbing an informal bite to eat. The first floor is completed by a little study nook which is a handy space if you work from home.

On the second floor, there is a principal bedroom with a recently refitted ensuite, two further bedrooms, and a family bathroom. Outside there is ample off street parking to the front, an integral garage which is perfect for bikes and a low maintenance rear garden that measures 41ft.

St. Theresa Close is set in a peaceful yet accessible position on the favoured South side of Epsom Town Centre and only a stones throw from Epsom Hospital. Epsom offers excellent rail links into London, a vibrant town centre and superb schools, including Rosebery, which is just moments away.

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.

Call to view. Sole agent.

Tenure - Freehold
Annual ground rent amount (£) - N/a
Annual service charge amount (£) - £490 p.a.
Council tax band - G

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

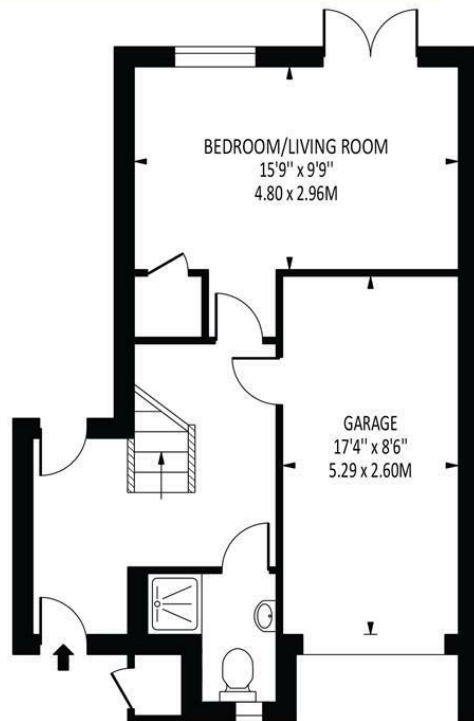




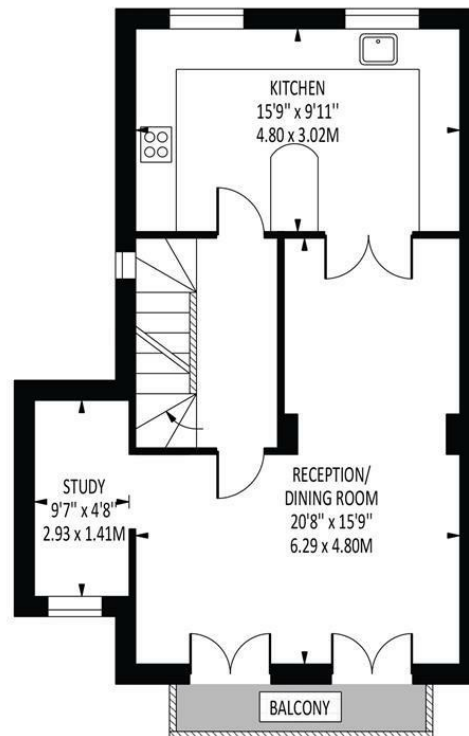
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St. Theresa Close

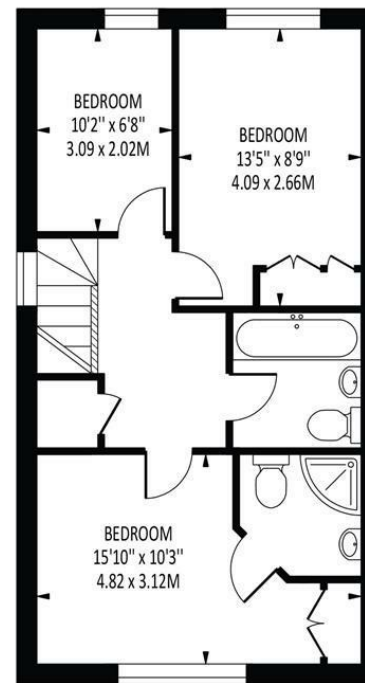
Total Area: 1511 SQ FT • 140.38 SQ M
(Including Garage)
Garage Area : 148 SQ FT • 13.75 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
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01737 814 900

LETTINGS & MANAGEMENT
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The
PERSONAL
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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.

