



Francis Close, Epsom

The PERSONAL Agent

# Guide Price £700,000

## Freehold

- Well Appointed Detached House
- Private Driveway with Ample Parking
- Entrance Hall and D/s Cloakroom
- Lounge To Front
- Dining Room
- Conservatory End
- Extended Kitchen
- Three Double Bedrooms
- Modern Shower Room
- Level and Secluded Rear Garden

This attractive three double bedroom detached family home awaits its new owners. Boasting well appointed accommodation spread over approximately 1113 Sq. Ft, this fine property is conveniently located in a quiet cul-de-sac in the desirable area of Ewell Court.

Thoughtfully designed with a practical and flexible layout, this stylish home caters to the needs of day-to-day family life. Whether you're looking to entertain in the spacious reception rooms or relax in one of the well-appointed bedrooms, this property offers the perfect blank canvas for you to add your personal touch and create a space that truly reflects your style.

Don't miss the opportunity to make this fine family home yours and experience the harmonious blend of comfort, convenience, and potential it has to offer.



A large and welcoming entrance hall benefits from a handy downstairs cloakroom and provides access to a spacious living room, which opens onto a separate dining room with a lovely conservatory end, perfect for relaxing with views of and direct access to the garden. There is a fully fitted modern kitchen with ample worktop space and door which links directly to the rear garden.

On the first floor there are three well proportioned bedrooms and off the landing there is a modern family shower room. From the landing there is access to a large adaptable loft space which provides further scope for expansion, subject to planning permission.

Outside is nicely thought out with a large driveway and a side gate with access to a sunny and secluded level rear garden with a Indian sandstone paved terrace

seating area and lawn leading to a useful storage shed.

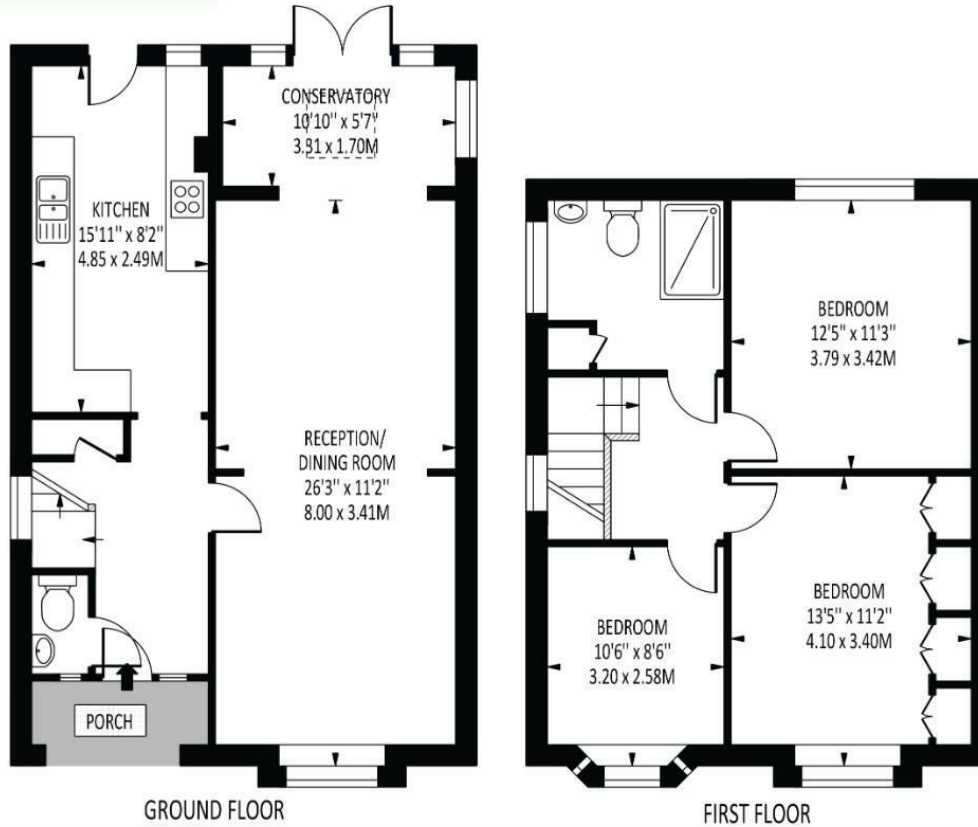
Francis Close is a quiet residential cul-de-sac that is equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolwoth mainline station (approx. 17 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Tenure - Freehold  
Council tax band - E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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 333 699

TADWORTH OFFICE  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

LETTINGS & MANAGEMENT  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666



