



Kelvin Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- Three Bed End Of Terrace
- Study/Home Office
- 16ft Kitchen/Breakfast Room
- Dining Area
- 16ft Living Room
- Garage & Parking
- Downstairs W/C
- 30ft South Westerly Facing Garden
- Cul De Sac Location
- Walk to Two Train Stations

Located within the highly desirable cul de sac on the periphery of Horton Country Park, this three bedroom end of terrace house benefits from a fantastic position within walking distance of both Ewell West & Chessington North Stations, and Horton Country Park.

The Property comprises an entrance lobby with door to the downstairs W/C and a door leading into the 16ft living room with access to understairs storage, bi-fold doors opening to the dining area which opens up to the extended kitchen/breakfast room with a pitched roof and skylight, white high gloss units with in-built oven and hob with space for utilities, breakfast bar area and a door to the garden, from the dining area there is a door to the highly desired home office/study.



On the first floor there are three bedrooms with built-in storage and a family bathroom.

Outside to the front is a gravelled driveway, to the rear the low maintenance South Westerly garden measures approximately 30ft with a paved terrace across the rear of the property, a decked terrace and lawned area. There is also a garage with a parking space to the front.

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 international

airports.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as the village fayre.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their excellent connections to London Waterloo and London Victoria.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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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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.

