



**John Watkin Close, Epsom, KT19 7LW**



£1,175,000

Freehold

- Modern Detached Residence
- Around 3000 sq ft of Accommodation & Garaging
- Five Double Bedrooms
- Four Bath/Shower Rooms
- Kitchen/Breakfast Room
- Utility
- Double Garage with Room Above
- Generous Garden
- Parking for Several Vehicles
- Superb Position

A superbly positioned five double bedroom detached family home backing Horton Country Park on the fringes of the ever popular Clarendon Park. Offered to the market in good order throughout and enjoying around 3000 sq ft of accommodation and garaging this is an impressive home with ample space for a large family.

Arranged over two floors this modern home is perfect for family living and entertaining.



A well fitted, dual aspect kitchen with integrated appliances is open plan to a breakfast room. There are four reception rooms, including a triple aspect sitting room with fireplace and doors to the garden, dual aspect lounge, study and formal dining/family room. A utility room and shower room complete the accommodation on this floor. Upstairs the master bedroom enjoys a full en suite with bath and walk in shower as well as a dressing area, There is a guest suite with fitted wardrobes and en suite shower room, three further double bedrooms are served by the family bathroom. The detached double garage measures some 19'5 x 19' and above this there is a 23' x 13' room that would make a fantastic gym, games rooms, home office or den.

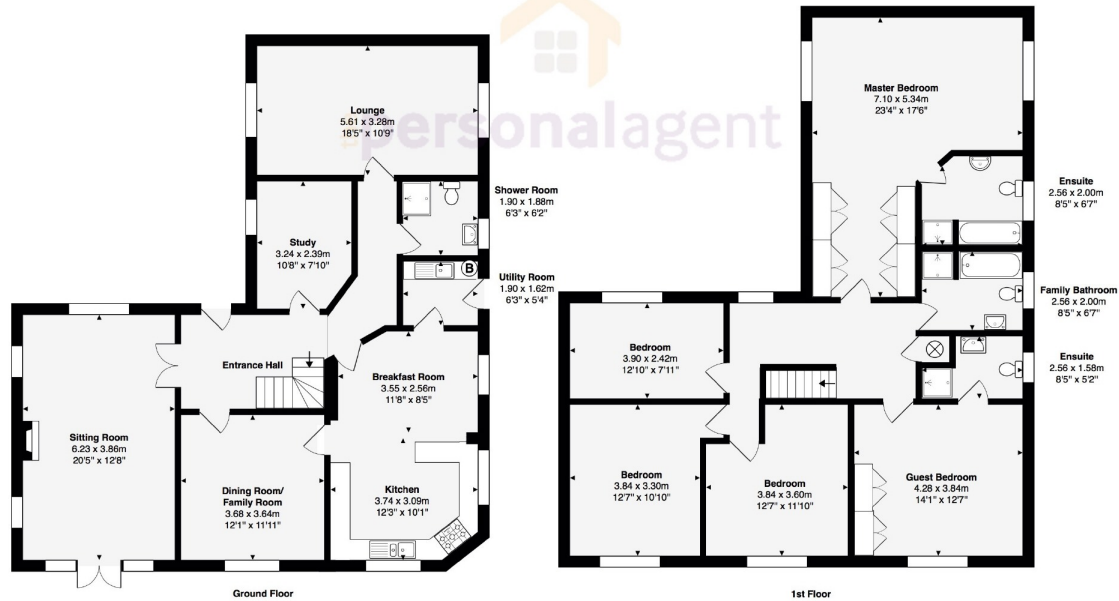
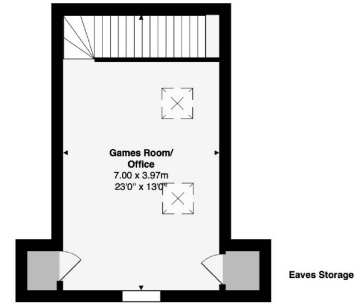
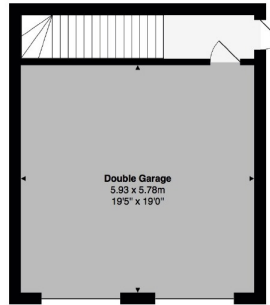
The property occupies arguably the best position on this exclusive development. Set at the end of a small cul de sac and backing the open space of Horton Country Park. The large driveway provides parking for several vehicles and the generous level garden offers an excellent degree of privacy.

The location is fantastic with easy access to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre. Epsom town centre is a short distance away and Ewell West (zone 6) railway station is approximately 1.0 mile away.

Freehold







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Total Area: 251.0 m<sup>2</sup> ... 2702 ft<sup>2</sup> (excluding double garage, eaves storage)  
All measurements are approximate and for display purposes only



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.

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