



Hylands Close, Epsom, KT18 7EE



£800,000

Freehold

- Spacious Detached Home
- Four Double Bedrooms
- Kitchen/Breakfast Room
- Dual Aspect Lounge/Diner
- Utility Room
- Large Entrance Hall
- Family Bathroom & En Suite
- Beautiful Gardens
- Off Street Parking & Garage
- No Onward Chain

A unique opportunity to acquire this spacious and flexible detached home set within a prime residential cul de sac. Offered to the market with no onward chain, this four double bedroom property is a real one off, arranged over two floors and tucked away from view with delightful, mature gardens.

Approached via a long, paved driveway which opens up into a large parking area, the house is neatly nestled away. As you step in to the property you are immediately impressed by the generously proportioned hallway and the rest of the property does not disappoint.

To the ground floor a dual aspect lounge/diner overlooks the mature gardens to the rear and side. The kitchen/breakfast room overlooks the front aspect and leads through in to a utility area. There are two large bedrooms which could easily double as additional reception rooms if required and the family bathroom with full suite and walk in shower.



Upstairs the master bedroom enjoys built in storage and an en suite shower room and there is a further double bedroom.

In addition to the parking on the driveway there is a double garage to the side. The rear garden is a real feature of the property with patio, large lawn, established flower beds and mature trees. For such a central position it is remarkably private.

It may be possible (STPP) to extend the property.

Hylands Close is a most sought-after and rarely available cul de sac. It is situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, but also only one mile from the open spaces of the Epsom Downs and Derby racecourse providing that perfect balance between town and country living. Being on the doorstep of the well renowned private Royal Automobile Club and golf course, and within a short distance of woodland walks and bridle paths, just serves as another big plus point to this already desirable home. The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.





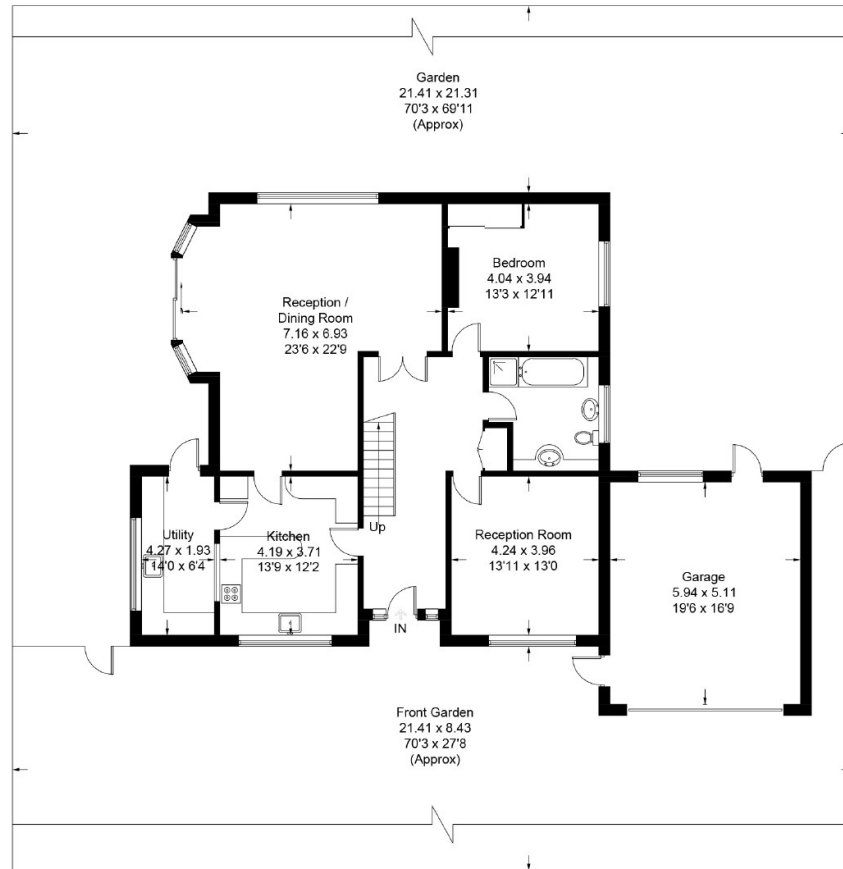
Hylands Close

Approximate Gross Internal Area = 192.3 sq m / 2070 sq ft

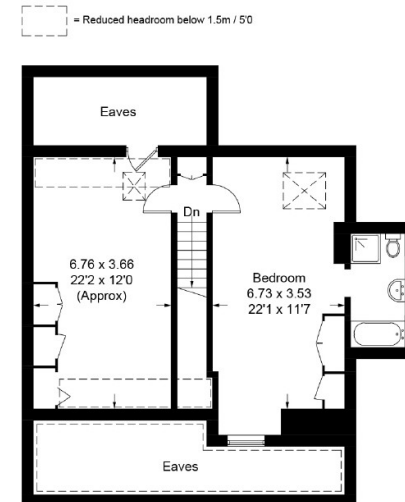
Garage = 30.6 sq m / 329 sq ft

Eaves = 22.7 sq m / 244 sq ft

Total = 245.6 sq m / 2643



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID388432)

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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