



John Watkin Close, Epsom

£1,200,000

Clarendon Park

Large Family Home

Double Garage

5 Bedrooms

3 Receptions

Kitchen/Diner

2 En Suites

Spacious Master Bedroom

Idyllic Location



****Substantial Family Home******Quiet Cul de Sac**5 Double Bedrooms**4 Bathrooms****

Situated in the highly regarded and much sought after Clarendon Park, this stunning 5 bedroom family home is a rare find in today's market. It's location alone is enough of a wow factor with access to the park and golf club nearby as well as being only a short walk to local amenities offered on the nearby Livingstone Park.

Downstairs benefits from three large reception rooms, a huge kitchen/diner and a shower/WC. Upstairs there are 5 double bedrooms, 2 of which benefit from an en suite. The master bedroom is nothing short of grand, spacious and well lit, this lovely room comes includes fitted wardrobes and a large en suite bathroom with bath and shower.

This fabulous home also benefits from a double garage with a great sized room that can be used as an office or even a den/play area for older children. The garden is of a good size and is well tended and presented.

We don't see this type of property come to market often and as such we would highly recommend that you book your viewing slot early to avoid disappointment.

Room Details:

Reception Room 1

20' 8" x 12' 10" (6.3m x 3.9m)

A bright and spacious formal reception, benefiting from fantastic light, the main reception overlooks the quiet cul de sac to the front and has direct access to the sunny garden to the rear.



Reception Room 2

10' 10" x 17' 5" (3.3m x 5.3m)

Another fabulously bright room, this great sized reception is located just off the kitchen/diner and is perfectly located as a family/playroom - it will be easy to keep an eye on the kids from the kitchen!



Dining Room

12' 6" x 11' 6" (3.8m x 3.5m)

Adjoining the kitchen and overlooking the rear garden, this formal reception is of a good size to accommodate even the largest of family gatherings.



Kitchen/Diner

20' 8" x 11' 6" (6.3m x 3.5m)

Simply the perfect kitchen/diner for those less formal get togethers and of course tea time with the kids! As with the rest of this house, this is a well presented and good sized kitchen/diner making it the perfect heart of this lovely family home.



Master Bedroom

21' 4" x 17' 5" (6.5m x 5.3m)

You will simply fall in love with this amazing master bedroom! Double aspect windows, fitted wardrobes, a huge en suite and ample space for even the largest of bedroom furniture, this lovely bedroom screams WOW factor.



Master en-suite

7' 7" x 8' 2" (2.3m x 2.5m)

A huge en suite that benefits from both bath and shower and is clean and well presented throughout.



Bedroom 2

12' 10" x 14' 1" (3.9m x 4.3m)

As with all rooms in this lovely home, bedroom 2 is of a good size and benefits from good natural light. Overlooking the rear of the property, this lovely room also benefits from an en suite with shower and fitted wardrobes.



Bedroom 3

12' 10" x 12' 10" (3.9m x 3.9m)

Another fantastic double bedroom overlooking the rear of the property and in good decor throughout.



Bedroom 4

Another fabulous size double overlooking the rear of the property and in good decorative order.

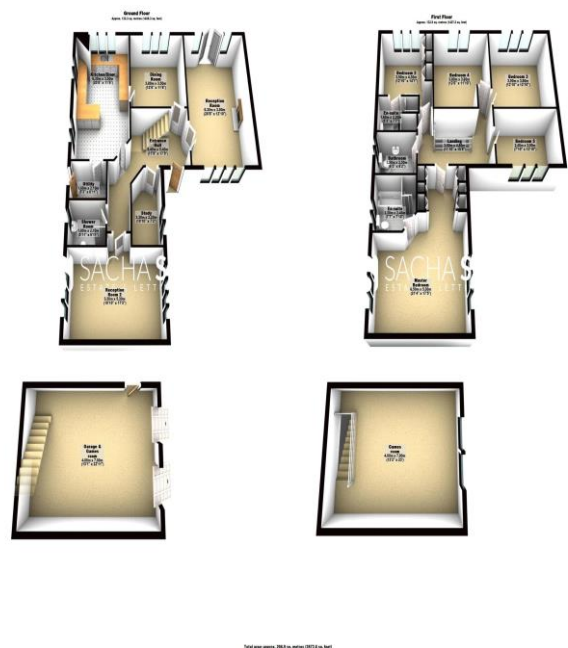


Bedroom 5

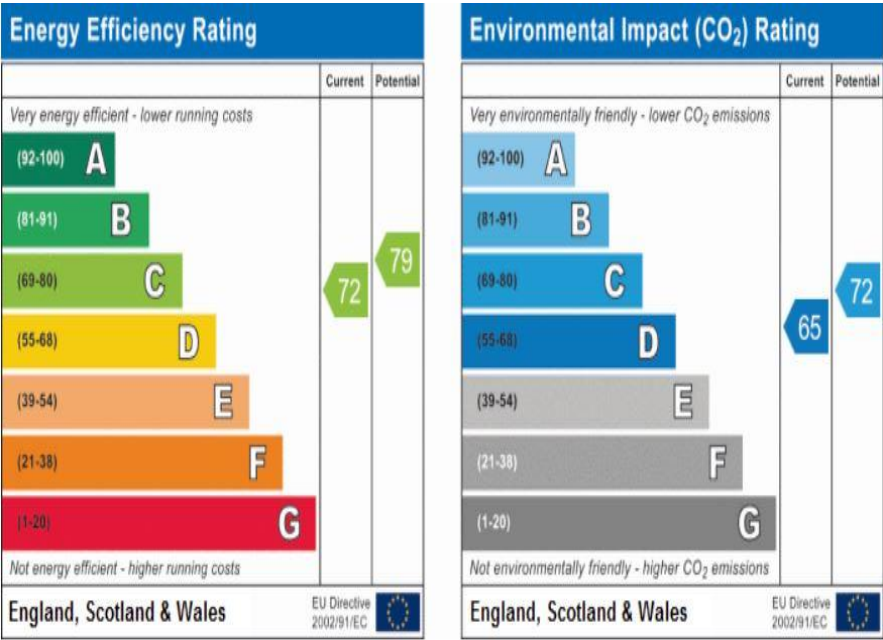
The smallest of the bedrooms but still large enough to accommodate a double should you so wish, this lovely bedroom overlooks the front of the property and is in immaculate condition.



Floor Plans:



EPC:



Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make an offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.