



Claremount Close, Epsom  
Surrey, KT18



*Beyond your expectations*



# A spacious 5 bedroom family home set in a cul-de-sac location

Hamptons International

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5 Bedrooms | 3 Bathrooms | Kitchen/Breakfast Room | Sitting Room | Dining Room | Family Room | Utility Room | Cloakroom | Double Garage | Gardens

**Guide Price £1,450,000 Freehold**

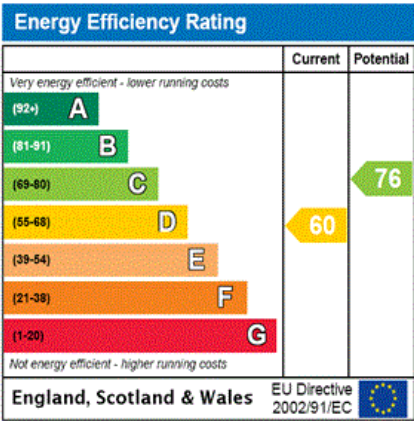
### Description

A delightful five bedroom family residence occupying a corner plot and situated in a quiet cul-de-sac location. The property is within easy access of both Epsom Downs and Epsom town centre and is conveniently situated for mainline train stations and commuter routes to the capital. The property has flexible living and bedroom space of approximately 3400 sq.ft. and is arranged over two floors. A spacious reception hall leads to the triple aspect sitting room with its feature fireplace, double doors that step directly out onto the rear terrace and leads directly through to the family room which in turn leads through to the kitchen/breakfast room. The kitchen/breakfast room has a range of wall and base units, and a central preparation island all with a light wood finish and contrasting work surfaces running through. There are a selection of integrated appliances, under floor heating and double doors that step directly out onto the extensive rear terrace. Also to the ground floor is a convenient utility room, a generous dining room to the front aspect and a cloakroom. The turning staircase leads to the first floor where the master bedroom suite includes a walk-in wardrobe, an en-suite bathroom with a separate shower and views over the rear gardens. There are four further double bedrooms one of which has a personal en-suite bathroom with separate shower and a family bathroom. At the front of the property is driveway parking and access to the garage, lawn and borders that are landscaped with mature shrubs and planting. At the rear of the property is an extensive terrace/patio that runs

the width of the rear elevation and is ideal for alfresco entertaining. The remainder of the garden is laid to level lawn and has an abundance of well stocked beds and borders that give a degree of seclusion and privacy.

### Location

The property is within 1 mile of Epsom Downs Station, convenient for the daily commute to London Victoria and has easy access for the M25 offering rapid access to both Heathrow and Gatwick Airports. Epsom town centre provides numerous retail outlets, supermarkets, the Ashley Shopping Centre, cafe-bars, pubs, restaurants, leisure centre, cinema and theatre, and the prestigious RAC Golf and Country Club.

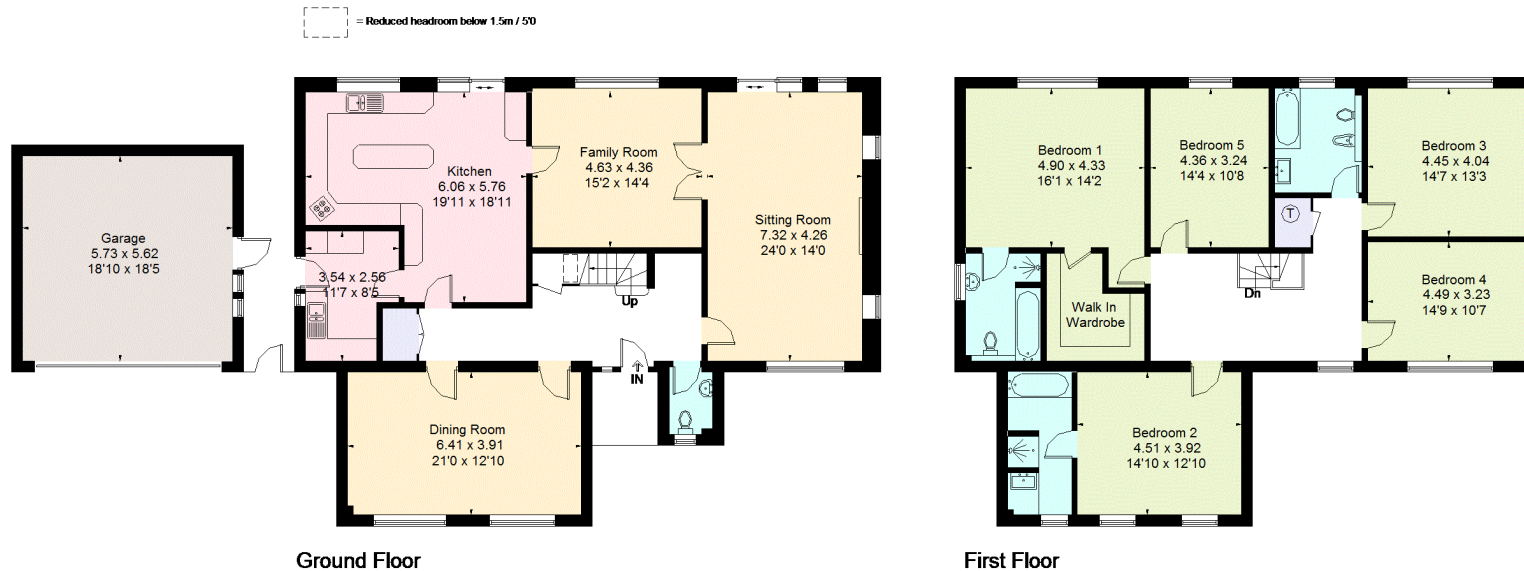


## Claremount Close, Epsom

Approximate Gross Internal Area = 284.7 sq m / 3064 sq ft

Garage = 32.3 sq m / 348 sq ft

Total = 317 sq m / 3412 sq ft



FLOORPLAN<sup>®</sup> 2017 0203 9056099 Ref: 186770

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



