





# HENDON GROVE

EPSOM, KT19 7LH

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**Attractive Detached Family Home**  
**Highly Regarded Location**  
**Detached Double Garage**

**Four Bedrooms**  
**All with Built in Wardrobes**  
**En Suite Shower Room • Family Bathroom**  
**Superb Kitchen/dining/family Room**  
**Triple Aspect Lounge • Conservatory**  
**Sealed Unit Double Glazed Windows**  
**Double Width Driveway & Turning Area**  
**Secluded Garden**

The property is a DETACHED FAMILY HOME situated in a cul de sac, on the highly regarded Clarendon Park development approximately 2 miles from Epsom, close to Horton Country Park with its bridle paths and protected green open space. The property offers light and spacious accommodation with 4 bedrooms, all of which have built in wardrobes/cupboards, en suite shower room, family bathroom, triple aspect lounge, conservatory and large kitchen/dining/family room overlooking the rear garden. The house benefits from gas central heating to radiators, sealed unit double glazed windows as well as UPVC fascias and downpipes. Outside there is ample parking with a double garage, block paved double width driveway and turning area and the garden enjoys a secluded aspect screened by mature evergreens and shrubs. An internal inspection is highly recommended.



## GROUND FLOOR

COVERED ENTRANCE PORCH

RECEPTION HALL

CLOAKROOM

KITCHEN/DINING/FAMILY ROOM 24'6" × 12'5" (7.47m × 3.78m)

CONSERVATORY 9'2" × 8'4" (2.79m × 2.54m)

LOUNGE 18'11" × 10'9" (5.77m × 3.28m)

## FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 11'1" × 10'9" (3.38m × 3.28m)

EN SUITE SHOWER ROOM

BEDROOM 2 13' × 9' (3.96m × 2.74m)

BEDROOM 3 13'1" × 9'5" (3.99m × 2.87m)

BEDROOM 4 10'3" × 9'5" (3.12m × 2.87m)

FAMILY BATHROOM

## OUTSIDE

DETACHED DOUBLE GARAGE 16'5" × 17'8" (5m × 5.38m)

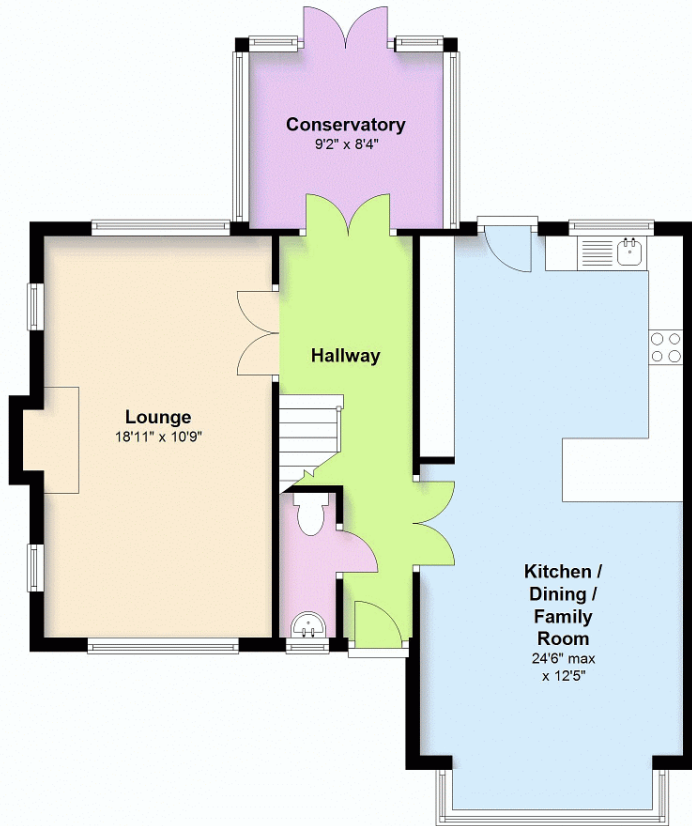
FRONT GARDEN

SECLUDED REAR GARDEN



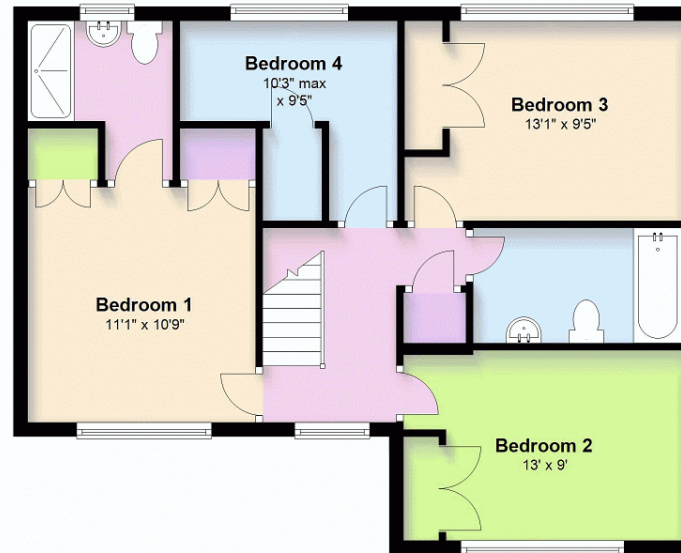
### Ground Floor

Approx. 729.5 sq. feet



### First Floor

Approx. 651.1 sq. feet



Total area: approx. 1380.6 sq. feet

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Council Tax Band G - Rates payable for year commencing 1st April 2017 - £2,905.23 - Epsom & Ewell District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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### Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
70	74	66	70

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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