



Caithness Drive, Epsom

The **PERSONAL** Agent



# Guide Price £1,200,000

## Freehold

- Private, highly sought after cul de sac
- Attractive detached family home
- Moments from Town, Station and Park
- Four generous double bedrooms
- Three reception rooms & conservatory
- Spacious kitchen with separate utility
- Downstairs cloakroom
- Ensuite & main family bathroom
- Beautifully secluded rear & side gardens
- Detached double garage and large driveway



Tucked away at the head of arguably the most rarely available cul de sac within central Epsom, The Personal Agent are thrilled to present this attractive detached family home that provides approximately 2271 of total square footage as well as practicality and seclusion in abundance.

Caithness Drive consists of just four detached homes that were built by a small, bespoke developer in 1998 with much care and attention to ensure that the aesthetic was sympathetic to its surroundings, and since that day none of the houses have been re-sold which speaks volumes about what a wonderful location this is.

The property is now being sold with no ongoing chain and this year the home has been completely redecorated with new carpets fitted throughout too.

Such is the nature of the position and the tranquillity of this property, you could easily be mistaken in thinking that you are somewhere far more secluded. In reality, practicality is all around. Epsom High Street and all it offers, including the mainline station, are just a short walk away, whilst Rosebery Park is virtually on the doorstep and easily accessed on foot or bicycle.

The beautiful flint façade of this home provides the ultimate first impression when you pull on to the large driveway. From the welcoming entrance hallway there is access to the living room, dining room and home office and of course there is a conservatory too which is the perfect spot to look out over the gardens and watch the wildlife.

The kitchen is an impressive size measuring 18ft and links directly to a practical utility room. The ground floor is completed by a downstairs W.C.

The first floor of this home is just as impressive with a stunning principle bedroom suite which enjoys ample built-in storage and an ensuite shower room. The three further bedrooms are all generous rooms and can easily accommodate double beds so there should be no arguments from the children over who gets which room.

There is a generous family bathroom and access to a large loft space which provides the opportunity to be converted into further usable space if desired.

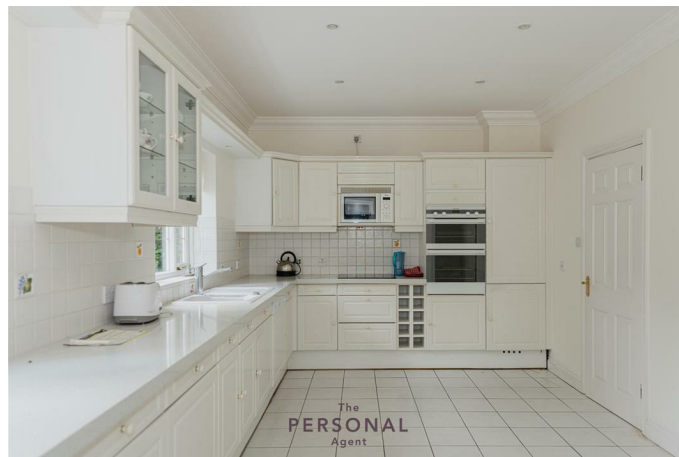
The outside of this property also deserves special recognition as the garden is a beautifully secluded oasis and to the front of the property is a large driveway and a double garage with loft space which also provides scope to

be converted into a den or study (STPP) if required.

Caithness Drive is ideally located to the south of Epsom High Street, within half a mile from the very heart of town. Epsom Station, the High Street and Rosebery Park are all just a stone's throw away, as well as many excellent local schools, including St Martin's and St Christopher's. Epsom High Street has a wide variety of shops and the 'indoor shopping' Ashley Centre, as well as a monthly Farmers Market.

The Epsom Playhouse offers a wide range of entertainment and the nearby Rainbow Leisure & David Lloyd Centre's feature pools, gyms and other sports facilities. An array of cafés, restaurants and pubs are all available locally and the Epsom Racecourse is moments away.

Tenure - Freehold  
Council tax band - G











Caithness Drive, Epsom  
Total Area: 211.0 m<sup>2</sup> ... 2271 ft<sup>2</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	74	83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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