



Nell Gwynne Close, Epsom

The PERSONAL Agent

# Guide Price £850,000

## Freehold

- No ongoing chain
- Highly regarded cul-de-sac position
- Numerous high quality upgrades
- Moments from parkland & country park
- Four generous double bedrooms
- Three spacious reception rooms
- Modern fitted kitchen
- Beautiful ensuite & family shower room
- Utility room, pantry, d/s cloakroom & garage
- Incredible South/West facing garden

Located in a rarely available cul de sac on the periphery of the ever popular Manor Park development, this attractive Charles Church built detached family home warrants a closer look in order to fully appreciate the fantastic position it offers, alongside the numerous high quality upgrades that our clients have added over their time here.

Being located so close to Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and Stamford Green primary school making this home ideally positioned.

With accommodation approaching 1780 sq ft, the property is ideally designed with family living in mind and is offered in extremely good condition, with a balanced layout that suits all the practicalities of day to day life which is complimented by tasteful design touches throughout.



You are greeted by a welcoming entrance hall which leads to the double aspect living room, separate dining room, smart fitted kitchen with granite worktops and a snug/TV room which enjoys a lovely position with doors to the garden. Its a layout that really flows beautifully and from a practical sense the ground floor is completed by a utility room, pantry area and the downstairs W.C.

The well proportioned accommodation continues on the first floor with four really generous double bedrooms, all of which enjoy fitted wardrobes. There is a modern ensuite shower room to the principal bedroom and a further modern family shower room too. Further noteworthy points to mention include beautiful hard wood flooring that runs throughout most of the ground floor, tasteful doors and hardware, a striking staircase with glass balustrade, recently replaced windows, doors, soffits and guttering and complete internal re-decoration too.

A real highlight is the landscaped South/Westerly facing garden, it is a haven for birdlife and has been beautifully planned and

executed. With defined seating areas, a smart new patio with electric awning, central water feature and colourfence fencing that enjoys a 25 year warranty and creates a wonderful border, this outside space is truly special and has been a labour of love for our clients.

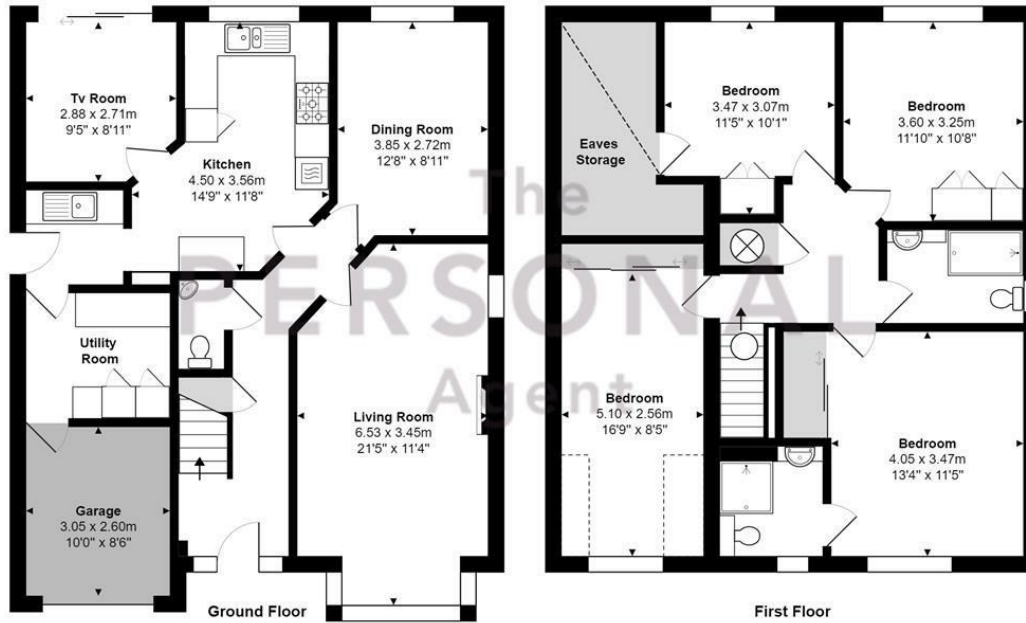
Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre, Epsom railway station and most importantly excellent school catchment.

Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths. The location is equally convenient for Epsom town centre, popular schools including Stamford Green primary school and this home is also within the catchment areas of excellent secondary schooling too.

Tenure - Freehold  
Council tax band - G







Nell Gwyne Close, Epsom  
 Total Area: 165.0 m<sup>2</sup> ... 1776 ft<sup>2</sup>  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		71	84

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