



Hamilton Close, Epsom

The **PERSONAL** Agent

# Guide Price £800,000

## Freehold

- Heart of the Chase Estate
- Attractive detached home
- Stunning Westerly facing rear garden
- Excellent school catchment
- Short walk to Town & Station
- Desirable cul-de-sac location
- Stunning kitchen/dining room
- Three nicely proportioned bedrooms
- Generous living room
- Huge scope to extend STPP



Located within a popular cul-de-sac in the heart of the highly desirable Chase Estate, this extremely attractive and immaculately presented detached home offers well balanced accommodation, a stunning Westerly facing rear garden with a detached workshop and a generous car port.

The property itself enjoys an incredibly well balanced layout alongside huge potential to extend STPP if desired. So, when you couple the generous space it provides with the numerous stand out features, finding a more impressive home within this location will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with original parquet flooring that provides the best first impression. The accommodation flows perfectly and makes the most of the natural light with arguably the star of the show being the kitchen/dining room which our clients have created by re-defining the original footprint to create a large bright space which is perfect for entertaining and day to day life.

There is a wonderful living room to the rear of the property which is a super size within its own right and this space also links directly to the rear garden. From a practical sense the ground floor is completed by the downstairs cloakroom.

There are two very nicely proportioned double bedrooms and a good sized third bedroom, all of which are served by the modern family bathroom. To finish up there is also access to an incredibly useful eaves storage space and fitted wardrobes.

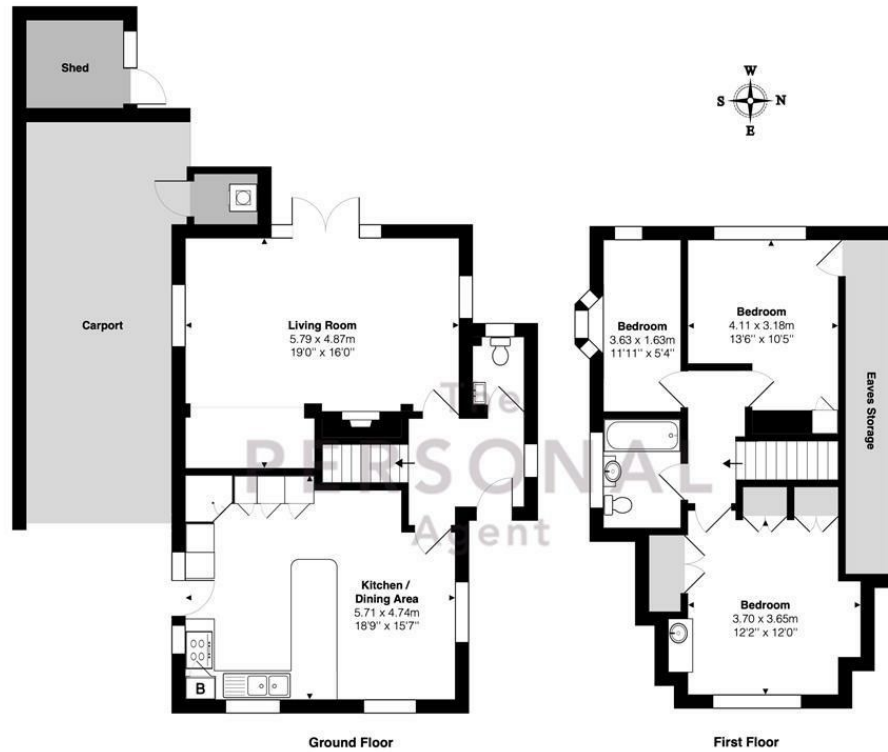
Outside the property benefits from a well maintained frontage that provides off street parking under a large carport area. There is a side gate with access to the secluded rear garden which enjoys a Westerly aspect and has been our clients labour of love with beautiful landscaping and mature beds. A further noteworthy point is the recently upgraded broadband to BT full fibre with digital voice for the landline. This has increased the Wi-Fi speed to a download of c 300 mbps and upload of c100 mbps.

Epsom mainline station and High Street are within easy walking distance via the public footpath at the end of Hamilton Close that provides a direct route. There are also several excellent local schools within a short walking distance, many of which are Ofsted outstanding.

Tenure - Freehold  
Council tax band - F







Ground Floor

First Floor

Hamilton Close, Epsom  
 Total Area: 119.1 m<sup>2</sup> ... 1282 ft<sup>2</sup> (excluding carport)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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