



Chestnut Way, Epsom

The PERSONAL Agent

Guide Price £650,000

Freehold

- Built in 2015 by Denton Homes
- Sought after cul-de-sac
- Beautifully landscaped garden
- Underfloor heating to ground floor
- Generous 16ft x 16ft living room
- Downstairs cloakroom
- Ensuite shower room & main bathroom
- Driveway for up to three cars
- Walk to station & shops
- 1 year remaining on NHBC warranty



Presented in exceptional order and enjoying arguably one of the best positions within this highly desirable private cul-de-sac that is located on the periphery of the world famous Epsom Downs. This modern semi-detached home enjoys a private, beautifully landscaped rear garden and warrants immediate viewing to fully appreciate its position and high presentation of finish throughout.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern layout that is perfect for entertaining, social occasions and most importantly caters for the practicalities of day to day life.

Chestnut Way is a small private cul-de-sac that is tucked away just off Fir Tree Road and in a sought after area with easy access to Epsom Downs railway station which is just a 10 minute walk away (0.3 mile). The local convenience stores are also just around the corner whilst the green open spaces of Epsom Downs can be found at the end of the road.

The property was built in 2015 by Denton Homes and retains a nearly new feel throughout, having been very well looked after. As soon as you cross

the threshold and enter the entrance hall the great feel of the property is immediate.

The living room is a wonderful space with underfloor heating and French doors opening to the garden, whilst the kitchen is designed and installed by Wooden Heart of Weybridge and really reinforces the great quality throughout. There is a useful large built-in storage cupboard and the ground floor is completed by a downstairs W.C.

The impressive accommodation continues on the first floor with three well proportioned bedrooms, ensuite shower room to the principle suite and a family bathroom. There is an abundance of storage throughout the property including the generous loft space and with parking for up to three on the driveway and visitor parking to the front there is no shortage of places for you and your guests to put their cars.

The garden is a great asset to the property having undergone professional landscaping and upgrading and has a wonderful patio area perfect for those summer evenings when you have friends over for a BBQ.

Chestnut Way is a highly desirable cul-de-sac within close proximity to the

wide open spaces of Epsom Downs. There are a choice of Epsom Downs, Tattenham Corner all within a mile and Ewell East station with its fast link to Victoria also within close proximity.

If you are travelling further afield the M25 is just a short drive away. The popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - £670pa
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

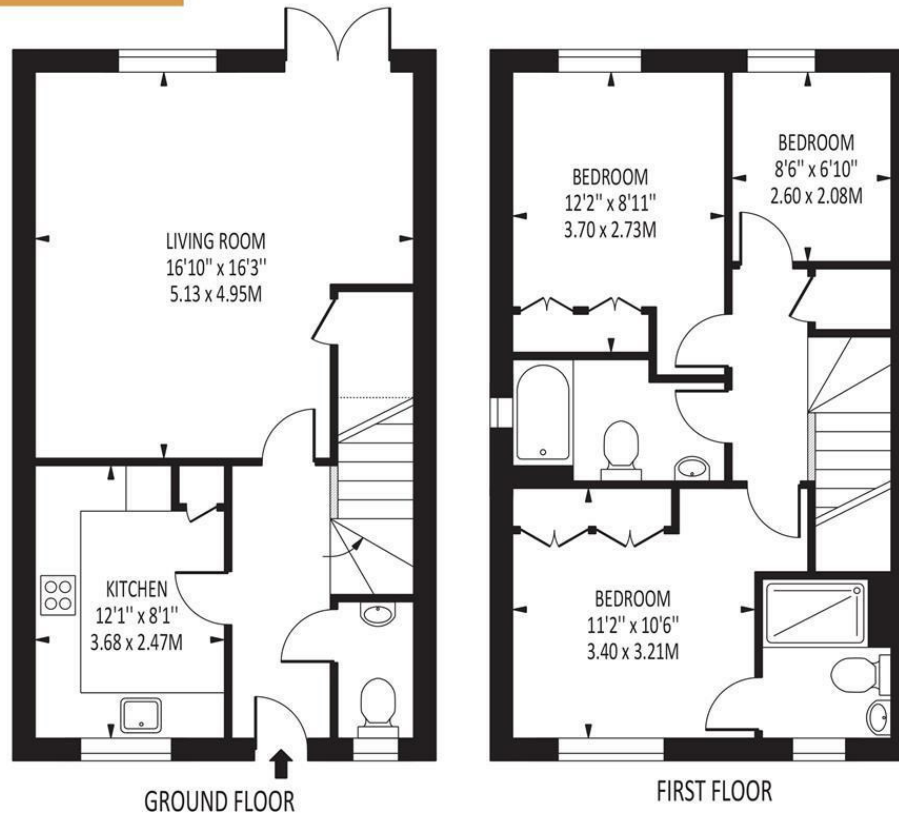




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Chestnut Way
Total Area: 932 SQ FT • 86.59 SQ.M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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