



Windmill Close, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Central Wallace Fields location
- Five generous bedrooms
- Two ensuite shower rooms
- Two reception rooms
- Stunning kitchen/dining/family room
- Utility area & downstairs cloakroom
- Modern family bathroom
- 0.17 of an acre plot with Southerly garden
- Detached double garage & ample parking
- Scope to extend & great school catchment



Situated in the heart of the sought after Wallace Fields area of Epsom and tucked away within a rarely available cul de sac, this cleverly extended detached family home enjoys a fantastic plot of 0.17 of an acre with a South/Easterly facing garden.

With the close proximity of the Ofsted outstanding Wallace Fields Infant & Junior Schools, coupled with the short walk to Alexandra Park which is just metres away, this spacious home is sure to appeal to young and growing families alike. Furthermore, if you need to commute then the ability to walk to either Epsom or Ewell East Stations is also a huge bonus.

This extremely well presented property underwent a painstaking and comprehensive extension and refurbishment program by our clients in order to build their dream home. And in our opinion, what they were able to create was a perfectly balanced family home that provides bright and spacious accommodation with no compromise whilst still allowing the new owner the opportunity to significantly extend further, if desired.

As soon as you step into the central and extended hallway the stylish design touches immediately set the tone. From here you have access to the sunning kitchen/dining/family room that provides the ultimate 'wow' factor and really is the heart of the home.

Doors seamlessly link this room to the gardens with direct access onto a large porcelain tiled terrace that is perfect for al-fresco entertaining. The impressive ground floor accommodation continues with a generous double aspect living room, separate work from home office and from a practical sense there is a utility area and separate downstairs cloakroom.

The ground floor is completed by a fantastic guest suite with fitted wardrobes and a modern ensuite shower room, although this room provides tons of flexibility and could also be a great family room or playroom.

As you enter the principal bedroom suite, the bright

South/Easterly aspect and pleasant outlook over the garden is the main focus, which makes the generous ensuite shower room a worthy second. The three further bedrooms on this floor are nicely balanced and are all served by a modern family bathroom.

The South/Easterly facing rear garden is brilliant and it enjoys a large wrap around terrace that is a great suntrap. There is also significant scope for a side extension that could provide even more living space or perhaps a detached garden studio/gym that could be created in that space, subject to the new owners requirements.

Here at The Personal Agent, we sell lots of homes in this most sought after of locations, however in our opinion the plot and position this fine property occupied, sets it apart from the crowd.

Tenure - Freehold
Council tax band - G







Ground Floor

First Floor



Windmill Close, Epsom
Total Area: 218.5 m² ... 2352 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

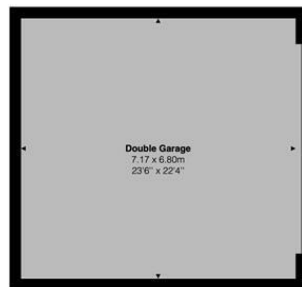
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The
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Double Garage
7.17 x 6.80m
23'6" x 22'4"

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		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01372 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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