



Elder Close, Epsom Downs

The **PERSONAL** Agent

# Guide Price £775,000

## Freehold

- Secluded private cul-de-sac position
- Four spacious bedrooms
- Generous living room
- Beautiful orangery/garden room
- Modern kitchen & utility room
- Downstairs cloakroom
- Ensuite bathroom & main bathroom
- Generous driveway & visitors bays
- Private Westerly facing garden
- Easy walk to station & local shops



Occupying a fantastic position that is tucked away within this private cul de sac, this cleverly extended and nicely presented semi-detached family home is offered with the potential of no ongoing chain and warrants immediate inspection to fully appreciate everything it offers.

The property was constructed by locally renowned developer Denton Homes in 2014 and maintains a great feel throughout.

Coupled with enjoying an enviable position, the property benefits from being just a short walk from the local railway station (zone 6) and is located on the periphery of the wide open space of the Epsom Downs with its world famous racecourse.

Brilliantly designed with flexibility and longevity in mind, this fine home is arranged over three floors with bright and light accommodation.

Stepping through the front door you are met by a welcoming entrance hall with underfloor heating which creates a great first impression. The spacious lounge/dining room is a great size and links to the orangery which has bi-folding doors that open to the garden, the modern kitchen enjoys fitted quality appliances and granite worktops with the added benefit of a separate utility room which provides tons of practicality. The ground floor is completed by a cloakroom/W.C.

On the first floor there are three well proportioned bedrooms all served by the modern family bathroom and on the second floor is a fantastic principal bedroom suite with a wardrobe/dressing area and a great ensuite bathroom.

Outside to the front there is a double width driveway with easy parking for two cars, and to the rear the garden is nicely secluded and private with a Westerly aspect, a storage shed and side access.

Elder Close is a highly desirable private cul de sac within close proximity of Epsom Downs station. There are also many alternative stations available within a short radius. If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just at the end of the road.

The practicality of the location continues with a number of local convenience stores should you wish to pop out for a pint of milk, or if you are wanting more variety 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 Banstead Village and Nork.

Tenure - Freehold  
Annual service charge amount for road and communal areas (£) - 600.00  
Council tax band - F







| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

