



Amber Close, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £1,050,000 Freehold

- Private cul de sac
- Providing 2200 sq ft of space
- Five double bedrooms
- Two ensembles & family bathroom
- 26ft kitchen/dining room
- Two further spacious receptions
- Utility room & downstairs W.C
- Integrated garage and off street parking
- Short walk to zone 6 station
- Periphery of Epsom Downs



As you sweep into the private cul de sac of this award-winning Antler Homes development you start to get a sense of all this wonderful, detached family home has to offer.

Located on the periphery of the world-famous Epsom Downs, this contemporary five double bedroom property is arranged over three floors, provides over 2200 sq ft of accommodation and warrants an immediate viewing to fully appreciate the well-designed layout and high standard of finish throughout.

A welcoming entrance hall leads you to a reception room that could work comfortably as a home study but could also lend itself beautifully to a playroom, if desired. Double doors open onto the capacious family kitchen which accommodates all you could need with ease. Along with the sleek, modern integrated cooking area there is space to sit down for supper together at the dining table and relax afterwards on the sofa whilst you catch up on the day. Quality family time nailed!

Meanwhile bi-fold doors open onto the Easterly facing garden which provides a seamless link to the paved terrace making it the perfect space for

when you are entertaining. The remainder of the garden is mainly laid to lawn and privacy is provided by mature shrubs and trees around the perimeter.

The ground floor is completed by a useful downstairs cloakroom with modern suite, a utility room perfect for additional white goods, laundry and muddy paws and an integrated garage.

On the first floor you can kick your shoes off and relax in the warm and cosy lounge with a good book or boxset. Completing the first floor are three double bedrooms of which one has an ensuite and there is also a family bathroom.

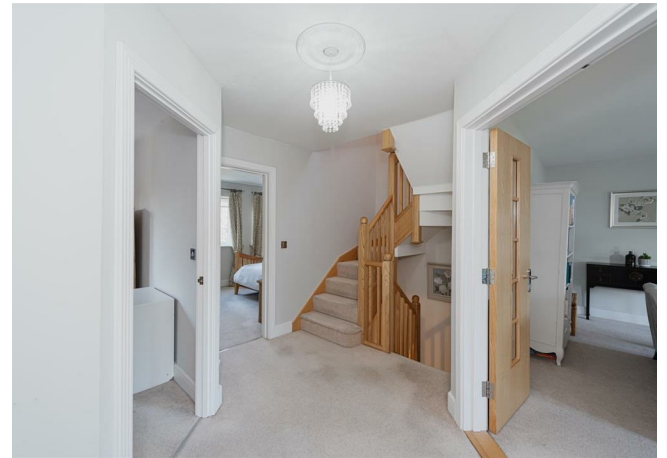
There are two further bedrooms on the second floor including the principal bedroom which has an ensuite with walk-in shower and also a bath for those times when only a long soak will do!

Built by award winning developer Antler Homes approximately nine and a half years ago and having had one owner, this incredibly well balanced layout makes it a truly desirable prospect.

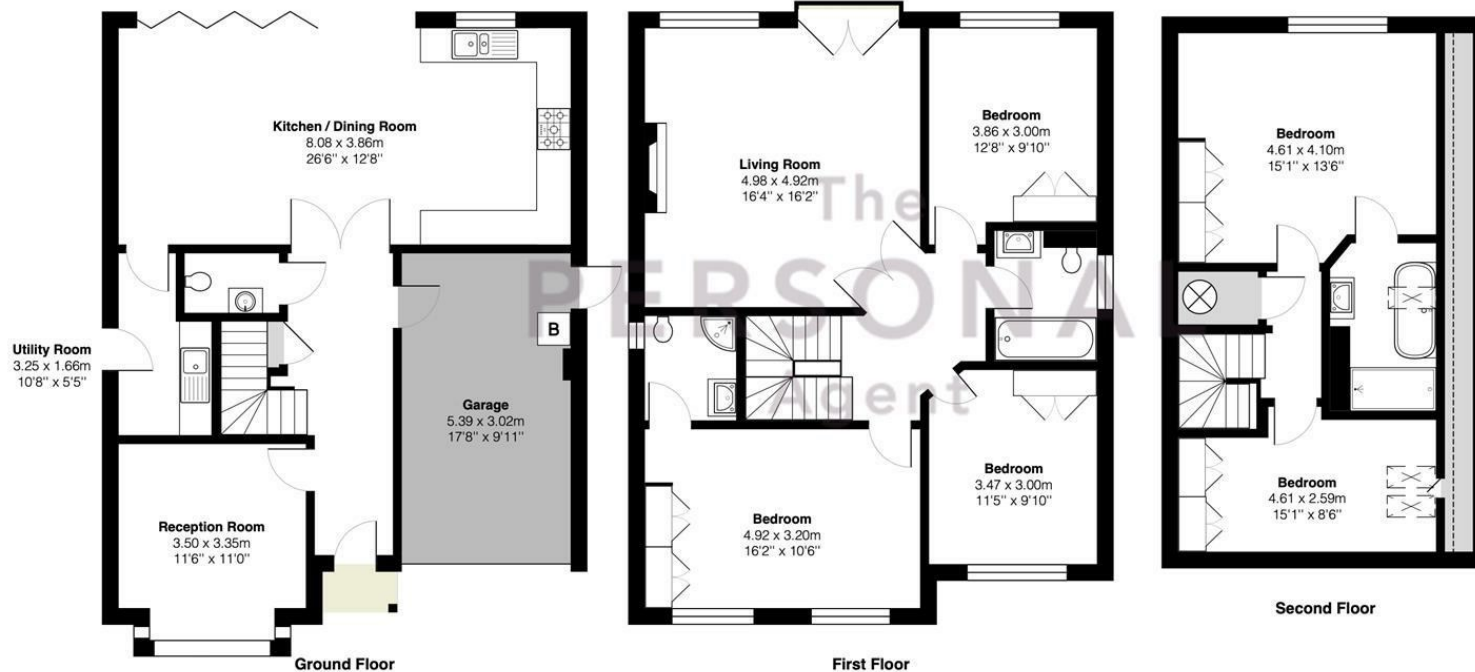
Amber Close is a small private cul de sac that is tucked away just off Ruden Way and in an area that is much requested and sought after, with easy access to Epsom Downs railway station which is just a 5 minute walk away (0.3 mile).

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. Properties of this style and calibre are rarely available and because of this we are recommending immediate inspection. Sole agent.

Tenure - Freehold
Service Charge - Approximately £700 per annum
Council tax band - G







Amber Close, Epsom
 Total Area: 204.6 m² ... 2202 ft²
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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			
England & Wales		EU Directive 2002/91/EC	

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