



Chestnut Place, Epsom

The **PERSONAL** Agent

# Guide Price £1,250,000

## Freehold

- No ongoing chain
- Gated private development
- Over 2500 Sq. Ft of accommodation
- Five double bedrooms
- Three reception rooms
- Spacious kitchen/breakfast room
- Two bathrooms & downstairs W.C
- Secluded South/Westerly rear garden
- Generous driveway & double garage
- Close to station & excellent school catchment



Located within a small cul-de-sac that is accessed from one of the most desirable premier gated roads in Epsom, this detached family home is offered with no ongoing chain and provides flexible and spacious accommodation of approximately 2512 Sq. Ft in total.

Enjoying five double bedrooms, two bathrooms, three reception rooms, and the fantastic open plan kitchen/breakfast room, this truly is a wonderfully balanced family home. The rear garden does not disappoint either, measuring 57ft x 49ft with incredible privacy and seclusion from neighbouring homes, whilst the generous frontage with large driveway and double garage completes this fine home.

The property is about a 0.4 mile walk from the coveted Wallace Fields infants & junior school, and a 10 minute walk from Ewell East railway station with regular links to London Victoria. (Ewell West, with regular trains to London Waterloo, is also within convenient walking distance). The wonderful position within the cul-de-sac, coupled with the privacy of the garden and the further scope to extend and customise if desired makes this an extremely rare opportunity for which early viewing is strongly advised.

Thoughtfully designed to provide everything a family could require on a daily basis, the property offers incredibly flexible and spacious accommodation arranged over two floors. The generous entrance hall provides a truly welcoming feel with access to the large triple aspect living room, separate dining room and a great work from home study.

The generous kitchen/breakfast room enjoys French doors that provide direct access to the private secluded garden that enjoys a South/Westerly aspect. The ground floor offers a cloakroom and practical utility room.

On the first floor the impressive accommodation continues with a principal bedroom suite with generous ensuite bathroom and a large walk-in cupboard that could easily be re-imagined as a dressing room, four further double bedrooms and a four-piece family bathroom.

The property sits within a small cul-de-sac of just two other detached homes that were built by Rushmon Homes in 1998. Chestnut Place is accessed from a gated private road that is within easy access of two mainline (Zone 6) stations with connections to Waterloo and Victoria. The property also benefits from being close to both outstanding state and independent schools such as Epsom College, Glynn, and Wallace Fields to name but a few.

Additionally, the proximity to the prestigious RAC Golf & Country club is of huge benefit as well as being within thirty minutes of London Heathrow and London Gatwick.

Walking around the property the abundant natural light and potential to further extend are immediately evident. Here at The Personal Agent, we cannot think of any comparable properties that offer quite as much as this home, balanced with such an amazing location but still so central to everyday convenience.

Tenure - Freehold  
Council tax band - G





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### Chestnut Place

Total Area: 2512 SQ FT • 233.33 SQ M  
 (Including Garage)  
 Garage Area : 271 SQ FT • 25.14 SQ M



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	
		74	81

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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.

