



Elder Close, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- No ongoing chain
- Modern detached home
- Secluded private cul de-sac position
- Four bedrooms
- Stunning kitchen/dining/family room
- Ensuite & main family bathroom
- 21ft first floor living room
- 2120 sq ft of accommodation
- Utility room & d/s cloakroom
- Private Westerly facing garden



Occupying arguably one of the best positions within this private cul de sac, enjoying bright and flexible accommodation approaching 2120 Sq. Ft of total space, this extremely well appointed and immaculately presented detached family home is offered with no ongoing chain and warrants immediate inspection to fully appreciate everything it offers.

The property was constructed by locally renowned developer Denton Homes in 2016 and maintains a nearly new feel throughout as well as the remainder of its new build guarantee.

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.

Arranged over three floors, the accommodation comprises a welcoming entrance hall, a stunning kitchen/family/dining room with bi-fold doors overlooking and opening onto the rear garden, a study/work from home office, utility room and a downstairs cloakroom.

On the first floor there are two very well proportioned bedrooms, both served by the main bathroom and a 21ft living room which provides flexibility of use and could even be subdivided to create further bedroom space.

On the second floor is the stunning principal bedroom suite with a modern ensuite bathroom and the fourth bedroom which has been customised to provide a bespoke and rather beautiful dressing room.

To the front there is a double width driveway with parking for three cars, to the rear the garden is Westerly in aspect and wonderfully private and low maintenance. Further key features include air conditioning in the kitchen/dining room and underfloor heating throughout the entire ground floor.

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
Council tax band - G



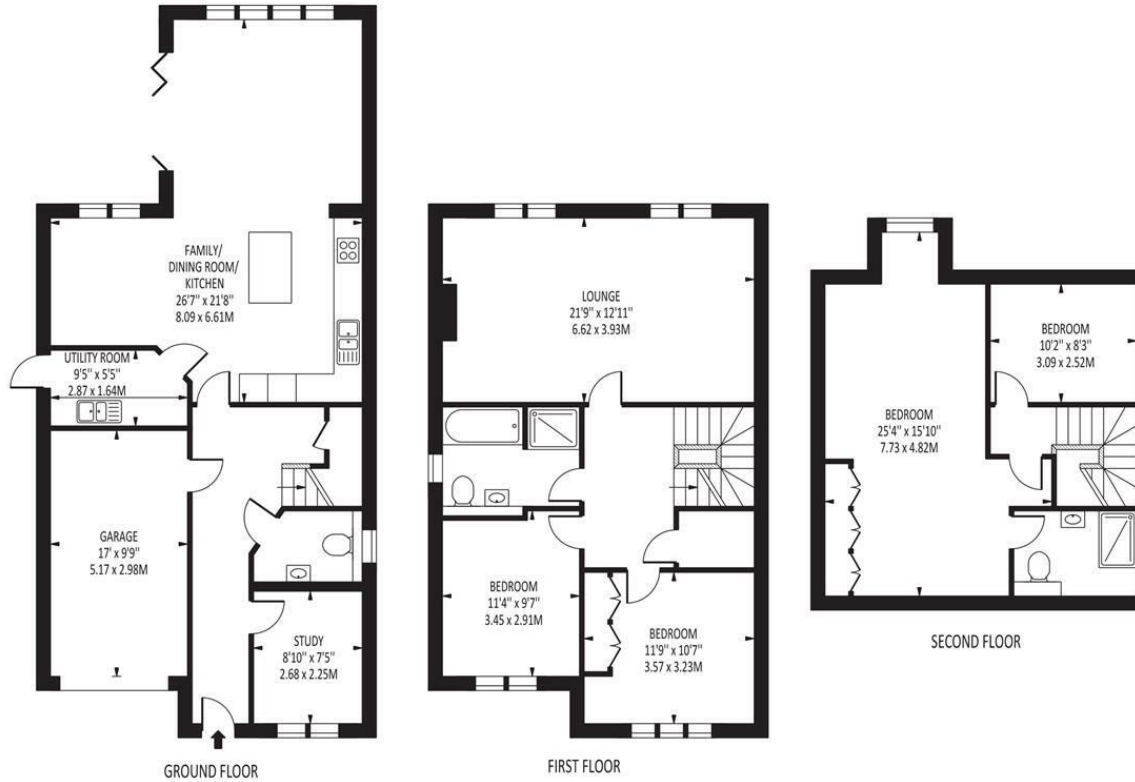


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Elder Close

Total Area: 2120 SQ FT • 196.92 SQ M
(Including Garage)
Garage Area: 166 SQ FT • 15.41 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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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