



Elder Close, Epsom Downs

The **PERSONAL** Agent

Guide Price £850,000

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 it's 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



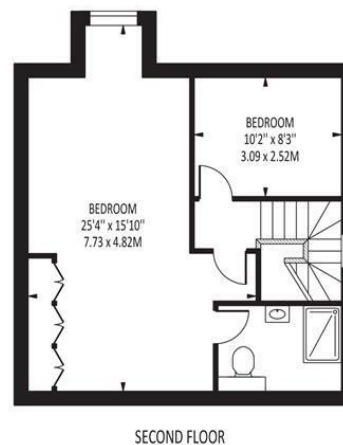
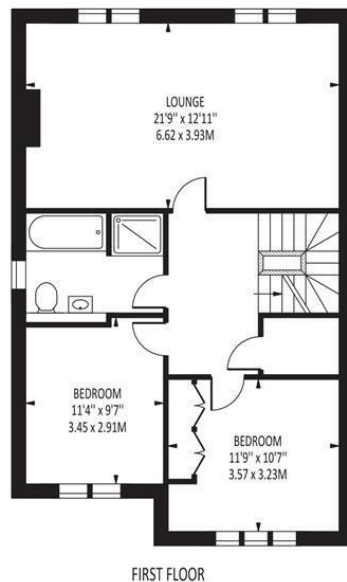
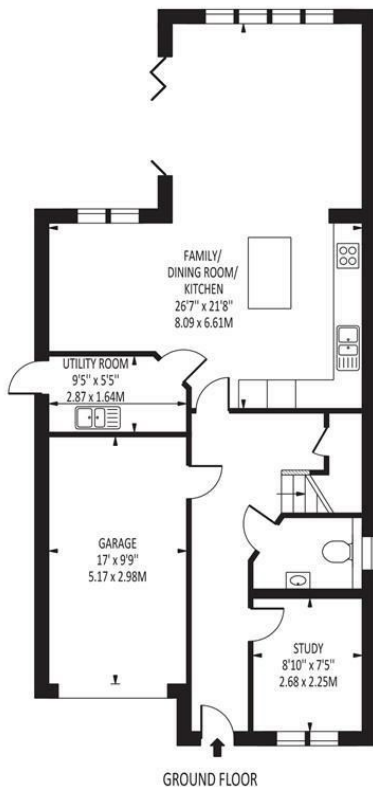


The **PERSONAL** Agent



Elder Close

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



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

