



Ethel Bailey Close, Epsom

The **PERSONAL** Agent

Guide Price £885,000

Freehold

- Modern detached family home
- Five sizeable bedrooms
- 18ft living/family room
- 21ft kitchen/dining room
- Ensuite shower room & main bathroom
- Downstairs cloakroom
- South/Easterly facing garden
- Periphery of Country Park & walk to station
- Sought after cul de sac location
- Excellent school catchment



Set in a superb position within the heart of a small gated community, this impressive detached family home should be viewed first hand to be fully appreciated.

Presented to the market in very good condition, this well designed home features five generously proportioned bedrooms, two bathrooms, a large kitchen/diner that is the heart of the home, 18ft living room with doors to the garden and a downstairs W.C.

There is a driveway with two parking spaces with further visitors bays available within the development as well as a sizable integral garage that provides the opportunity to convert into extra living space if desired.

The outside space also works perfectly with a low maintenance rear garden that benefits from a sunny South/Easterly aspect,

patio and garden shed. There is a lockable gate that provides access to the front of the home.

Further noteworthy points to mention include excellent school catchment, easy access to Horton Country park, Stamford Green conservation area, David Lloyd leisure centre and the remainder of the NHBC new build guarantee.

As mentioned, due to the age of the property it is still covered under the full NHBC warranty (which expires in 2027). The house is perfect for a growing family and is ideally located for the excellent Stamford Green Primary School (Ofsted outstanding), with the school's West Gate located under a minutes walk away.

However, the property would also be just as suited to a professional couple who can potentially grow into the home due to its numerous stand out features and exceptional position and location.

Ethel Bailey Close enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre, Epsom railway station and most importantly excellent school catchment.

Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths. The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school and within the catchment areas of excellent secondary schooling too.

Tenure - Freehold
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 593.00
Council tax band - G





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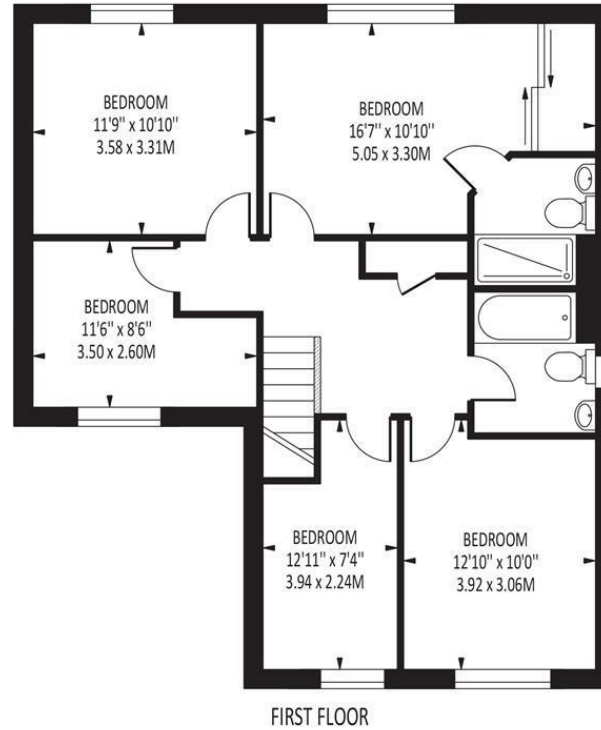
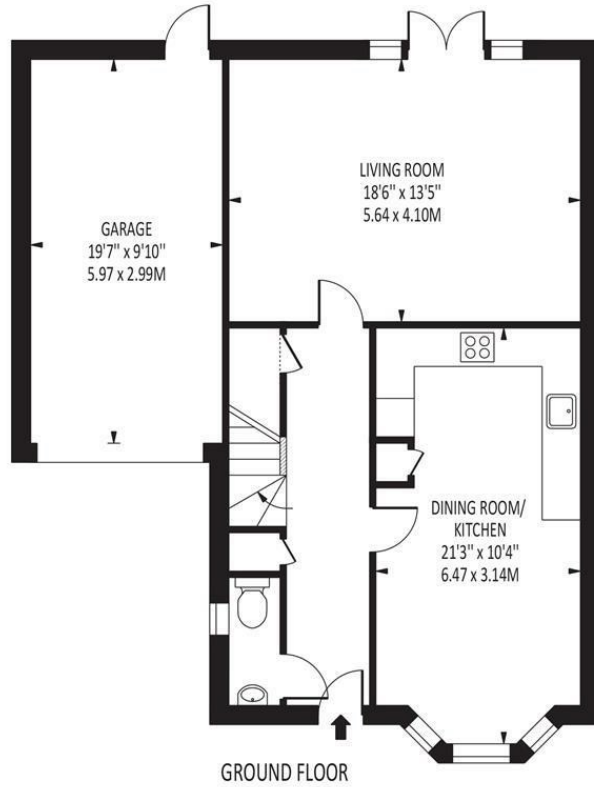


Ethel Bailey Close

Total Area: 1607 SQ FT • 149.29 SQ M

(Including Garage)

Garage Area: 192 SQ FT • 17.85 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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