



St. James Close, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- No ongoing chain
- 0.3 miles from Town Centre
- Small gated development
- Close to Rosebery Park
- Four bedrooms
- Modern end of terraced home
- Large reception room
- Kitchen with granite worktops
- Ensuite shower room & bathroom
- Allocated parking



Located in a highly sought after and rarely available small gated development within a short walk of Epsom town centre and railway station, this modern home is offered to the market in excellent order throughout with three double bedrooms and many additional features that really make it stand out from the crowd.

The property is offered to the market with no ongoing chain and benefits from a large lounge that has double doors to the garden, fully fitted kitchen with granite worktops, d/s cloakroom, two genuine double bedrooms, further third bedroom and a bathroom on the first floor, and a master bedroom with ensuite and ample storage on the top floor.

Further noteworthy points include private garden mostly laid to lawn, allocated parking to the side of the property and with the widest plot on the St James Close there is plenty of scope to extend (STTP).

This property is just a few minutes walk away from the High Street (0.3 of a mile) and approximately a 9 minute walk from Epsom railway station and viewing is highly recommended to avoid disappointment.

Sole agent.

As soon as you step through the front door the amazing feel of the property is immediately evident with generous accommodation over three floors, fitted wardrobes in one of the bedrooms and a Westerly facing and rather beautiful landscaped garden.

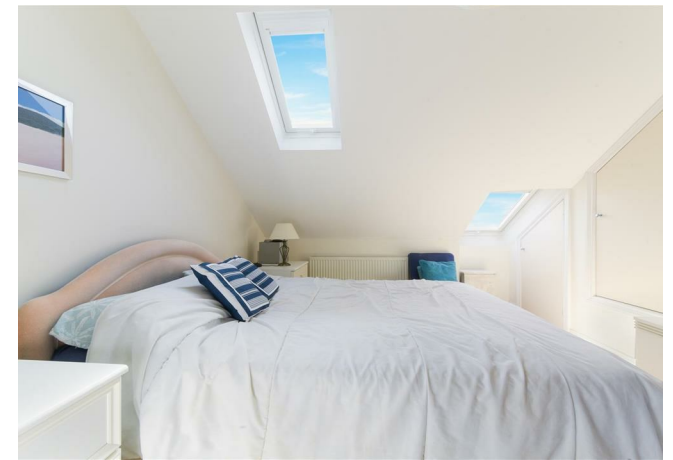
The well designed accommodation provides the perfect layout for modern living and manages to perfectly balance the convenience of being within a stones' throw of the town centre and the wonderful secluded feel that this conservation area is renowned for.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

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Tenure - Freehold
Council tax band - E





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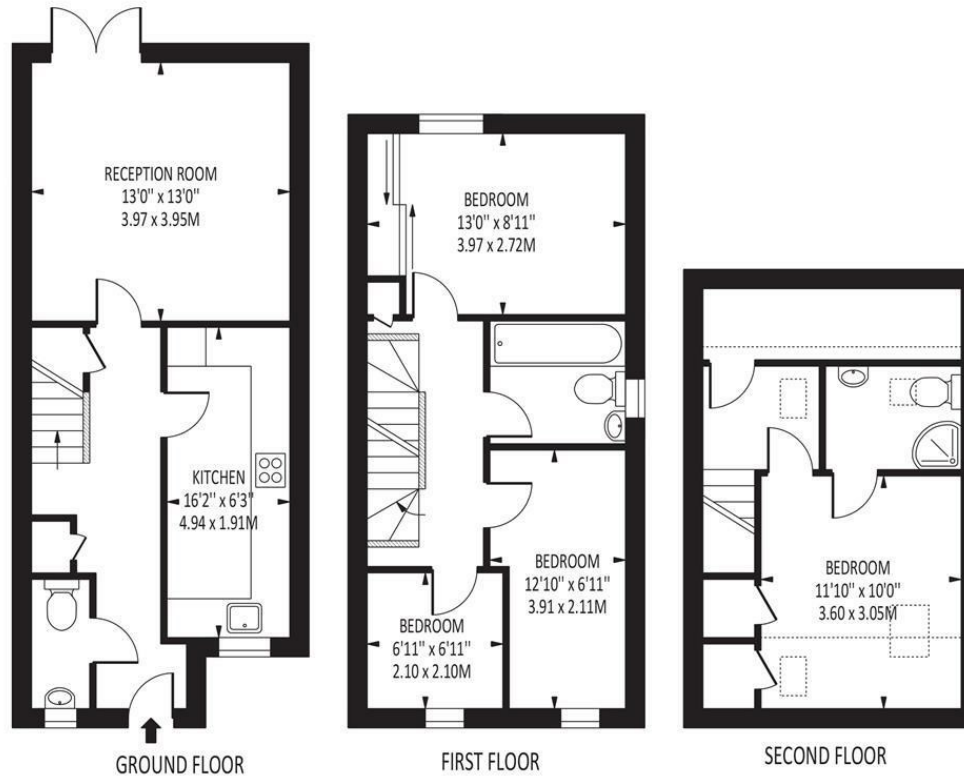


St. James Close

Total Area: 1075 SQ FT • 99.84 SQ M

(Including Restricted Height)

Restricted Height Area: 86 SQ FT • 8.00 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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	

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.

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