



Mimosa Close, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £1,050,000 Freehold

- Popular private Cul de Sac
- Four bedrooms
- Detached family home
- Kitchen/dining room
- Lounge with panelling
- Downstairs cloakroom & Utility room
- Primary bedroom suite with walk in wardrobe
- Family bathroom and two ensuite shower rooms
- Landscaped southerly aspect rear garden
- Driveway and Garage



A beautifully presented four bedroom detached family house situated in a private cul de sac on the fringes of the Epsom Downs.

The house was built in 2017 by Denton homes, and since then the vendor has upgraded many parts of the home to suit their lifestyle including an extended kitchen island and panelling to several rooms.

The house offers flexible living with the second floor having a bedroom with its own bathroom, perfect for the nanny or a guest suite.

The southerly aspect landscaped garden is a stand out feature of the property to enjoy sun all year around.

Built in 2017 by Denton homes this beautifully presented family

home is offered to the market in excellent condition, and really warrants internal viewing to be fully appreciated.

Entering the property you are greeted by a bright hallway opening to the fully fitted kitchen/dining room with further seating area overlooking the garden, utility room, downstairs cloakroom, and lounge.

Upstairs on the first floor the principal suite has a separate dressing room with fitted wardrobes and Ensuite shower room with two further double bedrooms and a family bathroom. Stairs lead to the second floor to the fourth bedroom with ensuite bathroom.

Outside the landscaped Southerly aspect rear garden has views to Nork fields with access both sides to the front of the house, with private driveway and garage.

Mimosa 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 close proximity to local schools including Epsom College, local convenience stores and for more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants just a couple of miles away, as is Banstead Village and Nork.

Tenure - Freehold
Council tax band - G

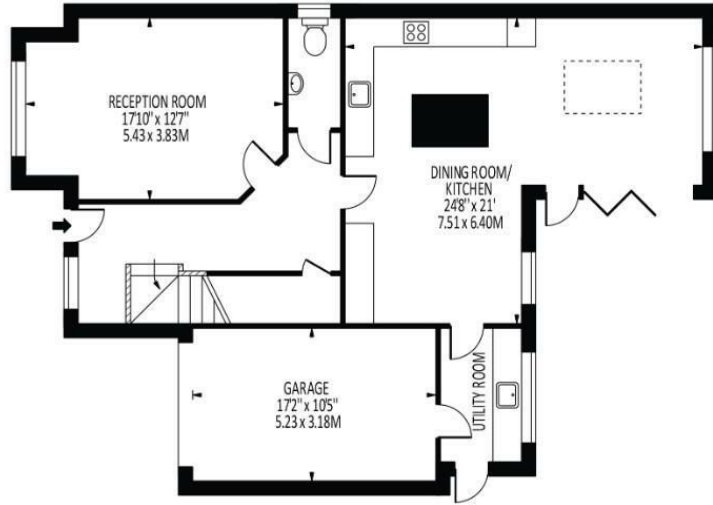




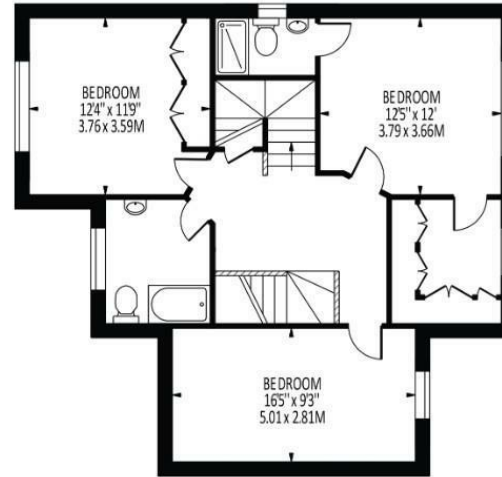
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Mimosa Close

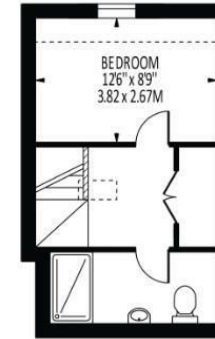
Total Area: 2106 SQ FT • 195.62 SQ M
(Including Garage)
Garage Area : 179 SQ FT • 16.63 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	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	

Disclaimer: For Illustration Purposes only

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