



Downs Reach, Epsom Downs

The **PERSONAL** Agent

# Guide Price £650,000

## Freehold

- Periphery of world famous Epsom Downs
- Flexible & spacious modern home
- Constructed in 2015 with remaining guarantee
- Select cul de sac location
- Two double bedrooms
- Large kitchen/dining room
- 19ft double aspect living room
- Ensuite shower room & main bathroom
- Downstairs cloakroom
- South facing garden, driveway & garage



Set in a superb position at the entrance of a small cul de sac that is located on the periphery of the Epsom Downs, this impressive modern house was constructed by Shanly Homes in 2015 and should be viewed first hand to be fully appreciated.

Presented to the market in exceptionally good condition, this flexible and well designed home features two generously proportioned bedrooms, two bathrooms, a large kitchen/diner that is the heart of the home, a 19ft double aspect living room and a downstairs W.C.

There is a driveway at the rear with two parking spaces and a garage.

As mentioned, due to the age of the property it is still covered under the full NHBC warranty (which expires in 2025).

The house is perfect for a professional couple who can potentially grow into the home due to its numerous stand out features and exceptional position or even a discerning downsizer, who might require less rooms than they currently have without feeling like they are compromising on quality, size and location. In short, this fine modern home really does deliver on every level.

The outside space also works perfectly with a secluded and low maintenance rear garden that benefits from a direct South facing aspect, patio terrace and garden cabin/summer house too. From a practical sense there is a lockable gate, direct access to the garden from a side gate in the garden and a manicured private front garden to top it all off.

Downs Reach is a small, modern cul de sac that is accessed from Yew Tree Bottom Road and homes in this location are always popular, especially one as flexible and spacious as this.

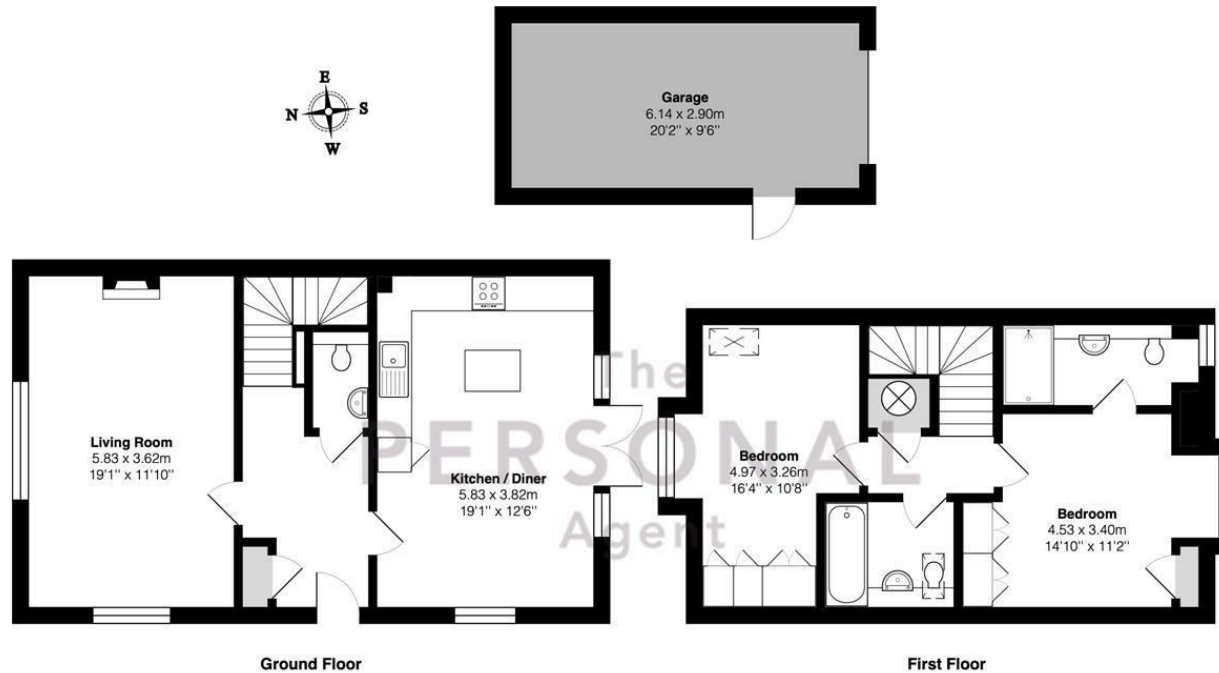
Located within easy reach of local schools, local amenities, and the picturesque open spaces of Epsom Downs. Tattenham Corner and Epsom Downs stations are easily accessible and Banstead, Epsom, Ewell West and Ewell East stations are a short drive. The town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Call to view.

Tenure - Freehold  
Council tax band - E







Downs Reach, Epsom  
Total Area: 102.8 m<sup>2</sup> ... 1107 ft<sup>2</sup> (excluding garage)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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