



Birches Close, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £950,000 Freehold

- Private cul de sac
- Semi detached family home
- Four double bedrooms
- 29ft reception/dining room
- Kitchen breakfast room
- Conservatory and office
- Modern family bathroom
- Generous South facing garden
- Car port and parking for three cars
- Easy walk to Town, Station, Schools & Park



Set in a highly sought after private cul-de-sac to the South of Epsom Town Centre, this beautifully extended and substantial semi-detached family home benefits from flexible and spacious accommodation totalling almost 1800 Sq. Ft.

The property enjoys an incredibly well balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

Epsom mainline station and High Street are within easy walking distance and the property is also within the catchment area of some fantastic local schools, many of which are rated outstanding by Ofsted.

Such is the rarity of this opportunity we are inviting prospective purchasers to lodge their immediate interest at the earliest opportunity.

As soon as you set foot into the property, it's easy to see why it's so special. The front door leads you into a central hallway which provides a great welcoming feel and in turn takes you into the kitchen/breakfast room. To the right, there are sliding doors that lead you into the generous 29 ft main reception room with log burner that really is the hub of the home.

The ground floor is completed by a conservatory which is a great place to relax and a further reception room that is currently being used as office space but could also serve as a snug or playroom. From a practical sense there is a utility room and a guest cloakroom.

The first floor enjoys four true double bedrooms, three of which have views overlooking the rear garden and a modern family bathroom finished to a high standard.

The property is surrounded by mature and pretty grounds that enjoys a Southerly aspect and to the front is a handy car port and driveway for three cars.

The location of this home is also fantastic, with Epsom railway station less than one mile away, which provides regular links to London Victoria, Waterloo and London Bridge.

Finally, with Epsom Downs just a short distance away and Rosebery Park also just on its doorstep, you are simply spoilt for choice, making this home such a great option all round.

Early viewing is strongly advised - sole agent

Tenure - Freehold  
Council tax band - F



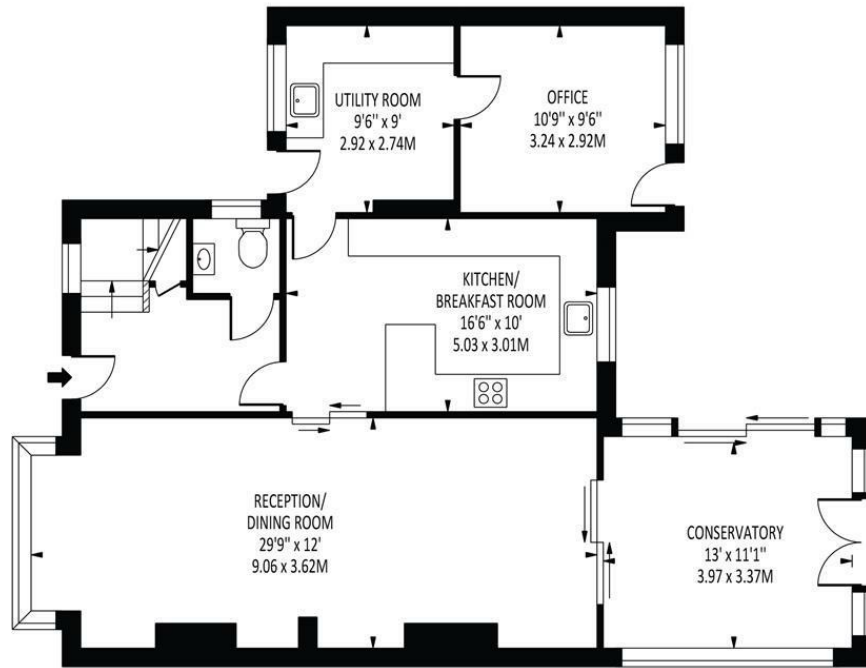


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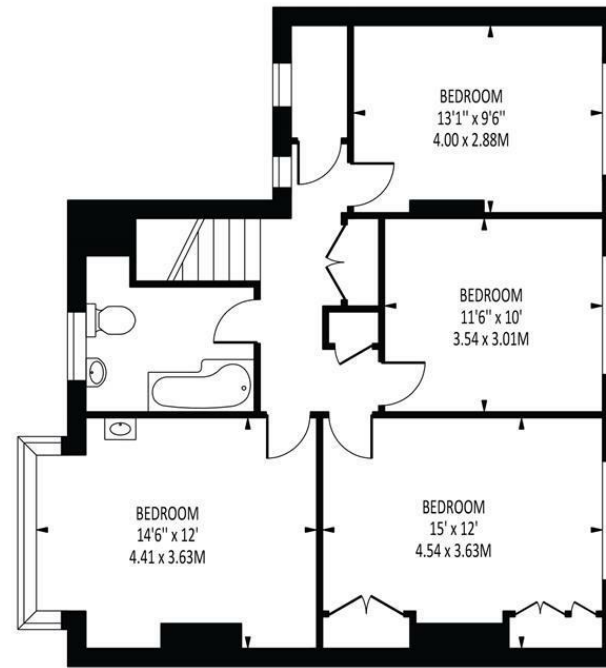


**Birches Close**

Total Area: 1790 SQ FT • 166.30 SQ M



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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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**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.

