



St Martins Close, Epsom

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Heart of the College Area
- Three bedrooms
- Impressive kitchen/diner/snug
- Cosy living room
- Downstairs W.C.
- White bathroom suite
- Easterly facing garden
- Off street parking



The Personal Agent are pleased to present this attractive semi-detached house that is located within the very heart of the highly desirable College Area in a rarely available and quiet cul-de-sac. Being just a short walk from the town centre and railway station, which is little over half a mile away, the property is excellently positioned.

Presented to a very good standard throughout, the property benefits from bright and light extended accommodation laid out over two floors. This fine house offers longevity and a fantastic opportunity to place your own stamp on and create a wonderful family home in one of the area's most favoured locations.

St. Martins Close is a small cul-de-sac of just eleven other homes and has excellent access to all the surrounding amenities and is within the catchment areas to many outstanding primary and secondary schools. The house is also

close to transport links with Epsom providing a commuter service to London Bridge, Waterloo, and Victoria.

The accommodation comprises spacious living room with square bay and feature fireplace, to the back is an extended kitchen/diner/snug that provides a great entertaining space and a hub for day-to-day family life. From a practical sense, the ground floor is completed by a downstairs W.C. On the first floor there are also two generously proportioned double bedrooms, a third single bedroom and a modern upstairs bathroom suite.

The secluded Easterly facing rear garden is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a paved terrace area perfect for enjoying a drink with friends and family. There is access to the side of the property and to the front is a driveway with off street parking, further adding to the desirability of this rarely available home.

There are so many stand out features that make this home special, whether it is the larger than average garden for its location, the driveway or the tasteful extension, it is sure to tick many of the boxes on a buyer's wish list.

Epsom High Street is also close by and has a variety of shops, including 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 not to forget the excellent primary and secondary school catchment.

Tenure - Freehold
Council Tax Band - D

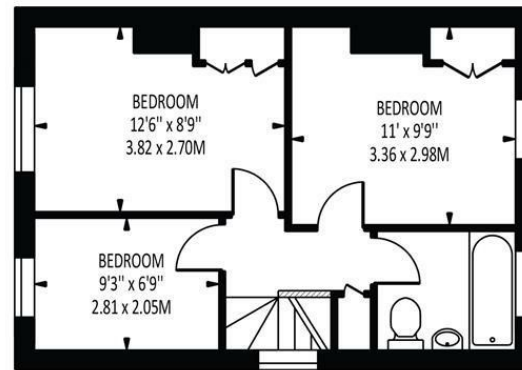




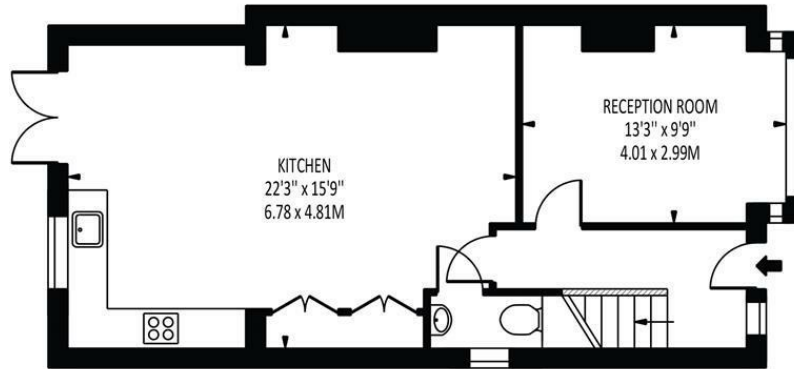
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St. Martin's Close
Total Area: 933 SQ FT • 86.72 SQ M



FIRST FLOOR



GROUND 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) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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