



Clemson Mews, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £825,000 Freehold

- Heart of Wallace Fields
- Exceptional school catchment
- Modern semi-detached home
- Four well proportioned bedrooms
- Family bathroom and two ensuites
- 22ft kitchen/breakfast room
- Spacious living room
- Downstairs cloakroom
- Secluded rear garden
- Garage and parking

Located in a cul-de-sac within the highly popular Wallace Fields area and walking distance of Epsom town centre, Epsom and both East and West Ewell railway stations is this stunning family home set over three floors.

Built in 2007 this home is offered in immaculate condition throughout and is within easy reach of both Wallace Fields and Glyn Schools.

Immediate viewing is highly recommended to avoid disappointment. Sole agent.

The property comprises a hallway with oak flooring throughout, large kitchen/breakfast room with fully fitted kitchen, good sized reception room with feature



fireplace and oak flooring, and downstairs cloakroom.

The first floor boasts master bedroom with fitted wardrobes and ensuite shower room with Porcelanosa suite, two further bedrooms and luxury family bathroom, and finally the second floor has a stunning bedroom with luxury ensuite bathroom again fitted with Porcelanosa suite.

Other benefits include low maintenance rear garden, private driveway and garage.

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.

Tenure - Freehold  
Council tax band - F







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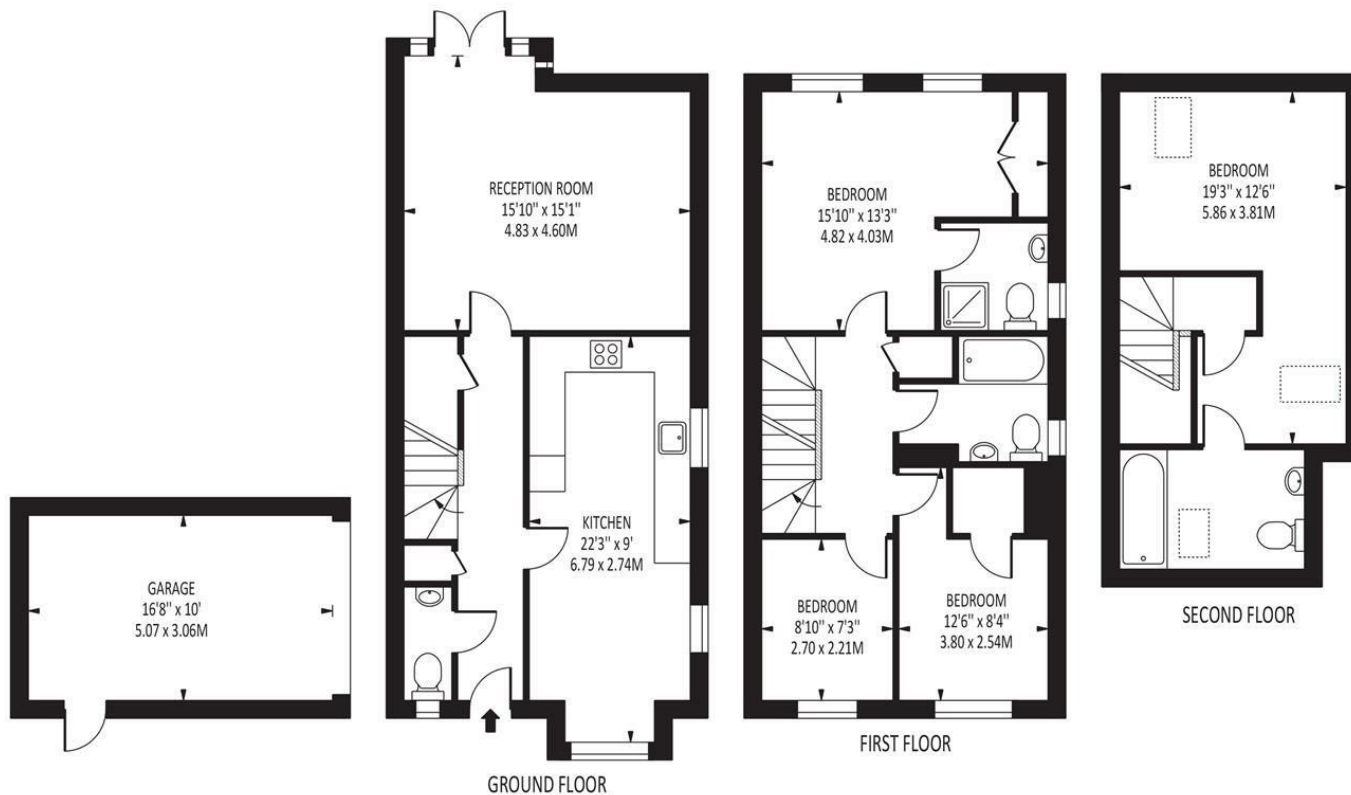


## Clemson Mews

Total Area: 1558 SQ FT • 144.73 SQ M

(Including Garage)

Garage Area : 167 SQ FT • 15.51 SQ M



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(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		
England & Wales		
EU Directive 2002/91/EC		

#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG

01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

01737 333 699

#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey KT19 8EW

01372 726 666

The  
**PERSONAL**  
Agent

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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.



