



Azor Close, Epsom Downs

The **PERSONAL** Agent

Guide Price £875,000

Freehold

- Select private cul de sac
- Modern, immaculate detached home
- Remainder of the NHBC warranty
- Four generous bedrooms
- Ensuite shower room & main bathroom
- 24ft x 19ft kitchen/dining room
- Two further well proportioned receptions
- Downstairs cloakroom
- Beautiful South facing garden
- Garage & driveway with ample parking

Presented in exceptional order and located in a highly desirable private cul de sac on the periphery of the world famous Epsom Downs, this stylish and modern detached home enjoys arguably the best, tucked away position. With breath taking views to the front of the cul de sac, this property warrants immediate viewing to fully appreciate its flexible accommodation, and high presentation of finish throughout.

Built by Messrs Divine Homes in 2018 and enjoying a generous and beautifully designed footprint, the accommodation provides the perfect layout for modern living. With defined reception areas that seamlessly flow in to each other in a modern layout the property is perfect for entertaining, social occasions and most importantly caters for the practicalities of day to day life.

Azor Close is a small, select private cul de sac of just nine homes that is tucked away just off Epsom Lane North and in a sought after area with easy access to Tattenham Corner railway station which is just a 9 minute walk away (0.4 mile). The local convenience stores are also just around the corner whilst the green open spaces of Epsom Downs can be found at the end of the road.

As soon as you cross the threshold and enter the entrance hall the great feel of the property is immediate. The large living room is a wonderful relaxing



space with bay window, whilst the addition of a work from home office brings an air of practicality to this home. However, the kitchen/dining/family room is the real heart of this home, measuring 24ft x 19ft with a modern and contemporary feel, as you would expect with a nearly new home. It also links and has a great outlook over the garden too. There is a useful large built in storage cupboard and the ground floor is completed by a convenient downstairs cloakroom.

The impressive accommodation continues on the first floor with four excellently proportioned bedrooms that all benefit from fitted wardrobes/cupboard space, with an ensuite shower room to the principle suite and a modern family bathroom. There is an abundance of storage throughout the property, not to mention the attached garage with ample parking on the large driveway too.

Whilst the views as you exit the cul de sac are truly the real 'wow' factor, the garden is also a point to note being unusually secluded and private for a new home and benefitting from a Southerly aspect. The garden also enjoys some nicely designed seating areas which help to make it a peaceful oasis to relax in. In addition to this there is also scope to extend to the rear/side if more space is ever required (STPP).

Azor Close is a highly desirable cul de sac within close proximity to the wide

open spaces of Epsom Downs. There are a choice of Tattenham Corner, Tadworth and Epsom Downs Stations all within a close proximity and Epsom, Ewell East and Ewell West stations with their fast links to London also within a short drive away.

If you are travelling further afield the M25 is just a short drive away. The practicality of the location continues with a number of local convenience stores at the end of nearby Epsom lane North, should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold
Council tax band - G



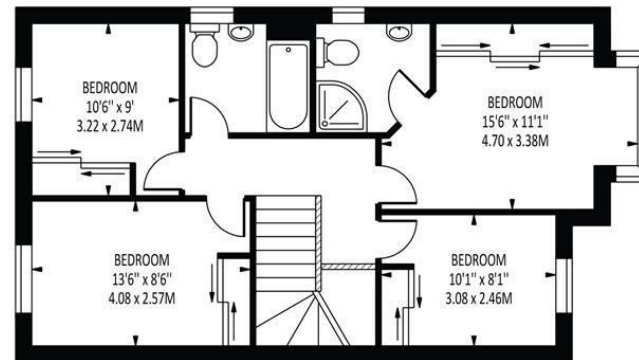
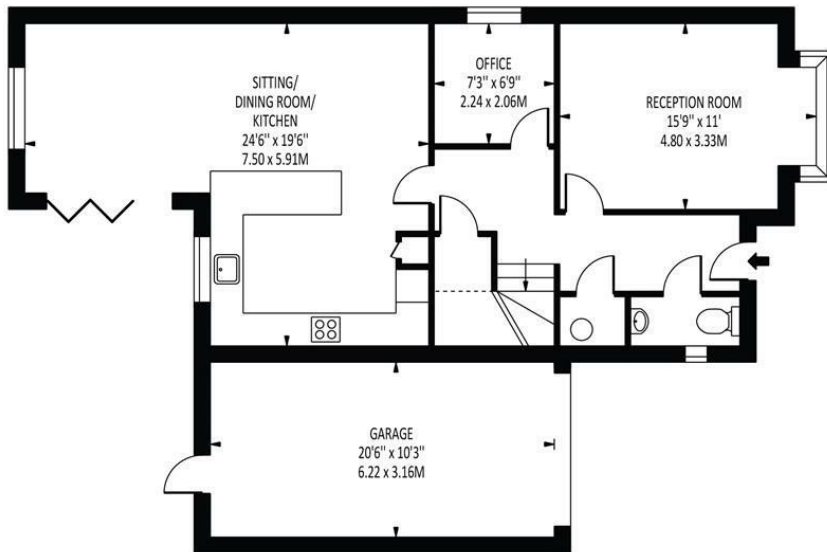


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Total Area: 1640 SQ FT • 152.39 SQ M
(Including Garage)
Garage Area : 212 SQ FT • 19.66 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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

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