



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent

£1,275,000

Freehold

- Exclusive new build development
- Gated cul de sac with video access
- A selection of just eight homes available
- 10 year new build homes warranty
- Resin driveways and EV charging points
- Stylish & tasteful design touches
- Spacious gardens with irrigation system
- Periphery of the world famous Epsom Downs
- High specification finish throughout
- 75% RESERVED WITH JUST TWO HOMES REMAINING

*** PLOT 6 NOW RESERVED *** Exclusive new gated development of just eight luxury homes ***

Nestled within this select, gated cul de sac that enjoys a truly fantastic location, just a short distance from the green open spaces of the Epsom Downs, The Personal Agent are proud to present this attractive collection of brand new properties built by Nuro Homes, a developer renowned for quality.

With incredible attention to detail and a beautiful heritage style and elegant feel throughout, these fine properties successfully encapsulate a modern turn key lifestyle that you would expect with a new home alongside a rare character, homely feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly sought after position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout as well as the added benefit of mature planting, private resin driveways and EV charging points.

The houses at Amberwood Grove have a huge amount of curb appeal with their dappled red brick and pretty tiled hung frontage. The carefully thought



out design has resulted in generous and impressive room sizes that flow perfectly.

The beautiful front doors and covered porches immediately set the tone and create a welcoming first impression alongside the entrance hallway with its characterful tiled floor and on these homes it really is the little touches that all add up to make a big difference.

The main reception area has been cleverly designed to successfully incorporate three defined areas, all coming together to create the ultimate entertaining space. This open plan space is the absolute heart of the home with a stunning shaker style kitchen centred around the imposing rangemaster stove, a must have for any budding chefs. This links directly to the generous dining area and a family space with the option for a fitted media wall and Cortizo sliding doors opening to the gardens, giving it an incredible feel.

The ground floor on this unit is completed by a TV room/Snug, utility cupboard and cloakroom as well as the garage which benefits from underfloor heating for ultimate convenience. On the first floor of this home are three incredibly well balanced bedrooms, a stylish ensuite shower room and the beautiful main bathroom that really steals the show with its high quality fittings, whilst from a practical sense the accommodation is

completed by a fourth bedroom with ensuite shower room on the top floor making it perfect for a teenager or as a guest room.

Further stand out features include underfloor heating on the entire ground floor, air source heat pump, garden irrigation system, video and audio entry system.

Amberwood Grove is an incredible gated cul de sac which enjoys such a fantastic location, just moments from the historic Epsom Downs. Also within walking distance is Tattenham Corner Station, offering access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

Call to view.

Tenure - Freehold
Council tax band - F



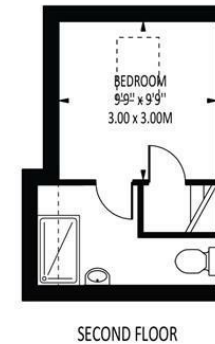
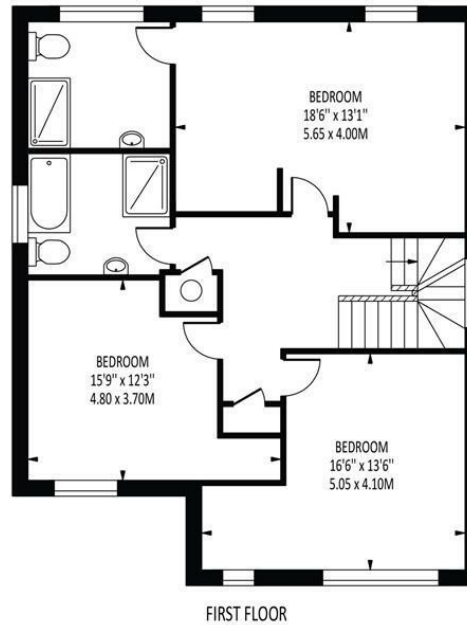
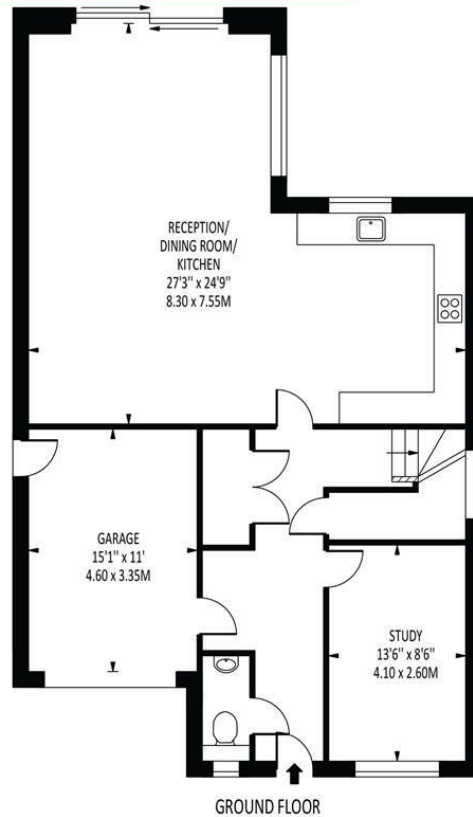


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Amberwood Grove

Total Area: 2082 SQ FT • 193.42 SQ M
(Including Garage)
Garage Area : 166 SQ FT • 15.41 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) A		
(81-91) B		
(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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