



Nelson Walk, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Rarely available cul de sac
- Heart of Clarendon Park
- Two reception rooms
- Principal bedroom with dressing area
- Contemporary ensuite shower room
- Three further bedrooms
- Kitchen/breakfast room
- Downstairs cloakroom
- White family bathroom suite
- Integral garage & large driveway

Enjoying a fantastic position within a rarely available cul de sac at the heart of the highly sought after Clarendon Park, The Personal Agent are proud to present this attractive detached home that benefits from bright and well balanced accommodation.

The property enjoys a nice central position within this small cul de sac and benefits from a double width driveway and an integrated garage too. Being just a short drive from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, practicality is never far away.

As you step into the entrance hall the great amount of natural light is immediately apparent as is the well thought out blend of versatile extended accommodation.

Just a short walk from the open spaces of Horton Country Park, Horton Golf Course and the David Lloyd leisure centre, due to the high level of interest that we expect in this property we are



recommending immediate inspection to fully appreciate this fine home.

The property benefits from incredibly balanced accommodation comprising an entrance hall, living room, family room and a kitchen/breakfast room which seamlessly links to the garden creating the heart of the home. From a practical sense, there is also a downstairs cloakroom that completes the ground floor.

The well balanced accommodation continues on the first floor with four nicely proportioned bedrooms. The principal bedroom is served by a small dressing area and its ensuite shower room that has been updated with a luxurious contemporary style and there is a white family bathroom suite that serves the remaining bedrooms too. The kitchen and ensuite both have underfloor heating.

The rear garden is fully enclosed and a good size with some mature planting, but remains easily manageable. There is also

gated side access that leads to the front of the property.

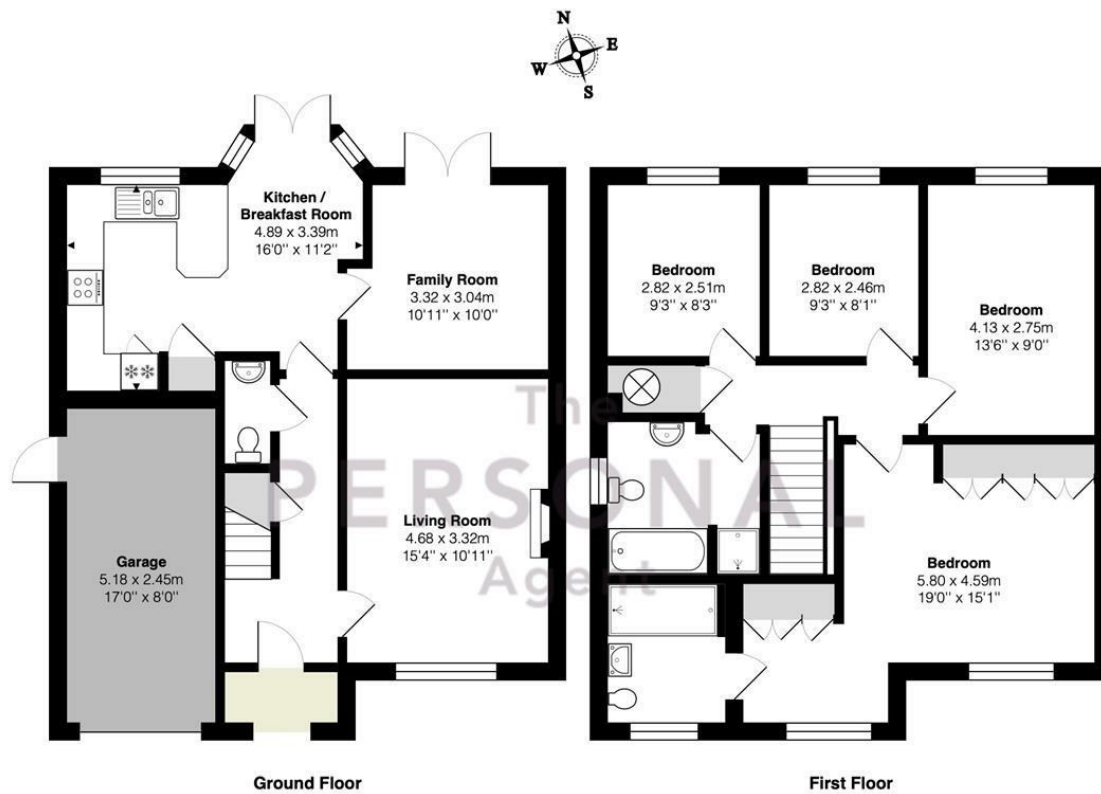
Further noteworthy points to mention include a generous loft space, garage with electric door, which offers scope to convert part or the remainder to living space, driveway with parking for two/three cars, close proximity of green open spaces and the surrounding country park as well as good school catchment and both Epsom and Chessington North railway stations.

Viewing highly recommended. Sole agent. Vendor suited.

Tenure - Freehold
Council tax band - F







Ground Floor

First Floor

Nelson Walk, Epsom

Total Area: 134.3 m² ... 1446 ft²

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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		
	66	76
England & Wales		
EU Directive 2002/91/EC		

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