



Whitehorse Drive, Epsom

The **PERSONAL** Agent

Price Guide £800,000

Freehold

- Three double bedrooms
- Refurbished detached house
- Spacious study
- Impressive open plan living
- Kitchen/dining area
- Spacious living area
- Ensuite & main bathroom
- D/s cloakroom & utility room
- Walk to town & station
- Popular residential area

Offering contemporary and stylish living having been sympathetic and cleverly extended, this well positioned detached family home is offered with no ongoing chain and has been finished to a high standard throughout.

The property is within the catchment of many excellent local schools and walking distance of Epsom town centre and railway station with its regular links to London.

Viewing is strongly advised by vendors sole agent.

A fantastic opportunity to acquire this well presented and extended detached home, located in a popular residential area within close proximity of Rosebery girls



school.

The high standard of finish is evident from the moment you walk through the oak front door. The heart of the home is definitely the stunning open plan living space which incorporates the impressive kitchen/dining area with bi folding doors opening to the garden and a spacious living area which provides the perfect social space for entertaining.

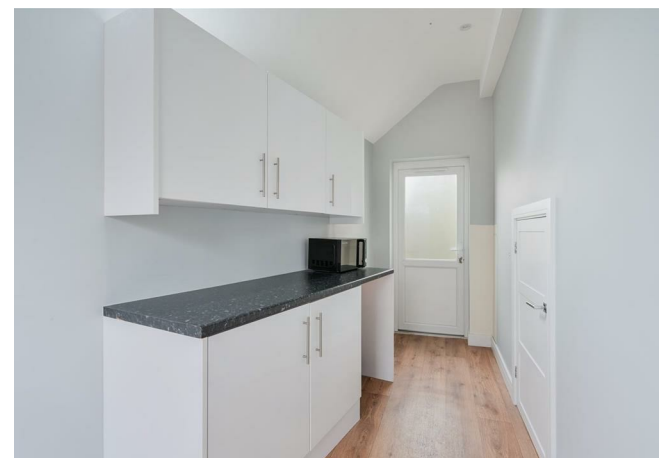
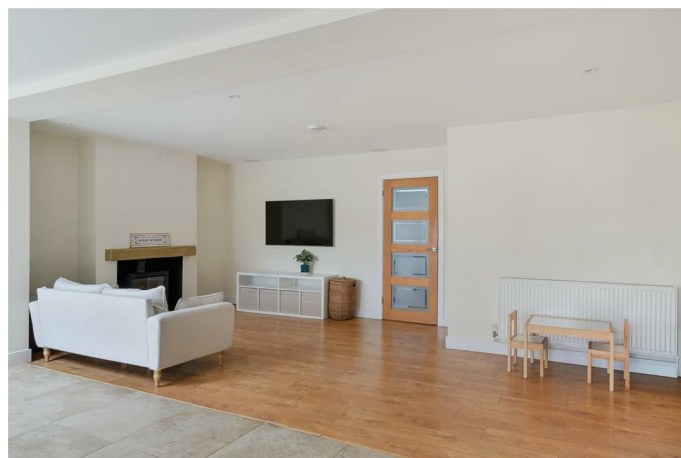
The ground floor is further complimented by a large study, downstairs cloakroom and two utility spaces.

On the first floor the accommodation continues to impress with particularly well balanced and bright spaces.

All three bedrooms are generous doubles with the principal bedroom benefitting from built-in wardrobes and an en suite shower room, the two further bedrooms are nicely proportioned and served by a spacious family bathroom.

Outside there is a large frontage with off street parking for several cars and a South/West facing rear garden that enjoys an excellent degree of privacy and benefits from a large decked terrace with the remainder of the garden being laid to lawn.

Tenure- Freehold
Council Tax Band- E

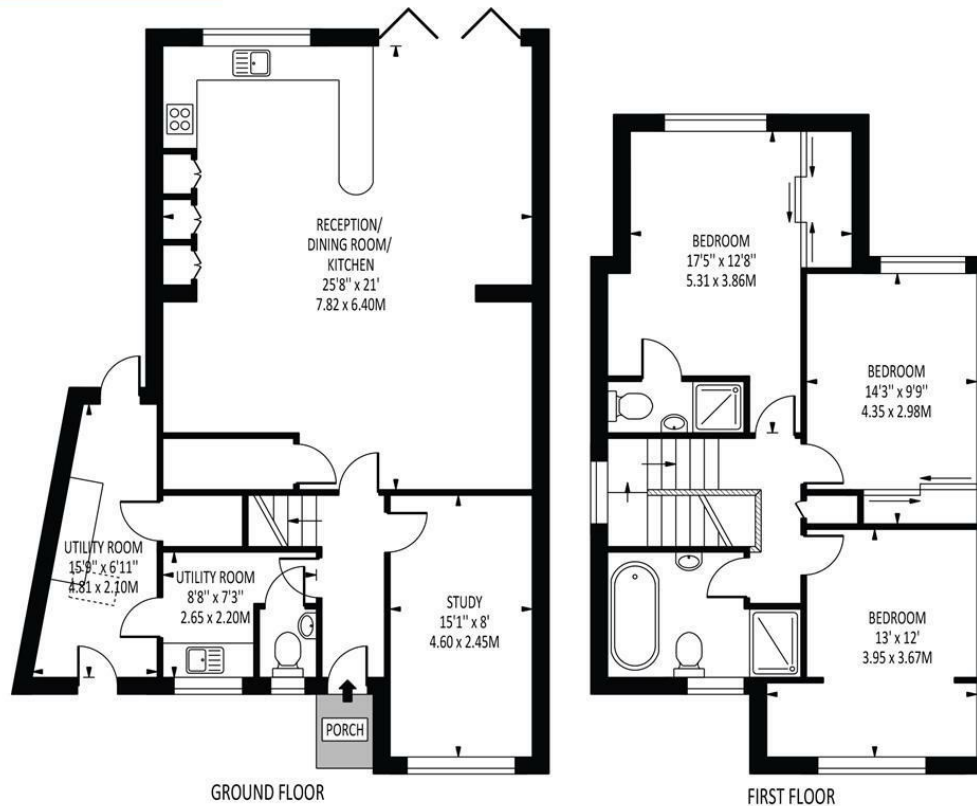




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Total Area: 1567 SQ FT • 145.61 SQ M



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		
	60	77
England & Wales		
	EU Directive 2002/91/EC	

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