

Offers In Excess Of £875,000 Freehold

- 2143 sq ft property
- Detached house
- Four double bedrooms
- Main bedroom with walk-in wardrobe
- Two shower rooms and a family bathroom
- Three reception rooms
- Conservatory
- Guest cloakroom and utility room
- Garage and parking
- No onward chain

The Personal Agent are delighted to offer for sale this 2143 sq ft four double bedroom detached property situated in a quiet cul-de-sac location. The property benefits from three reception rooms and a conservatory. Other benefits include two shower rooms, a guest cloakroom and a main bathroom.

The property consists of an entrance hallway, guest cloakroom, three reception rooms, spacious kitchen with to an utility room; and a conservatory. On the first floor there are three bedrooms, one of which has an ensuite shower room and walk in wardrobe; and a family bathroom. On the top floor there is a double bedroom and a shower room.



Outside there is a garden to the side which is Astro turfed and has a patio area. Garage and parking for three cars.

Ash Close is a quiet cul-de-sac and is off Nork Way which is a very popular residential road that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station which is just a short distance away.

If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park.

The practicality of the location continues with a number of local shops in Nork Way 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



















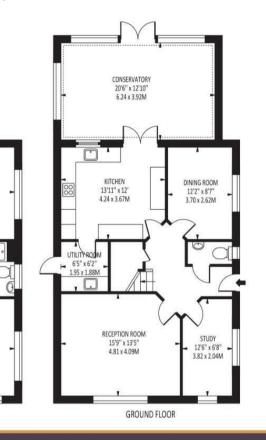


The PERSONAL Agent



Ash Close

Total Area: 2143 SQ FT • 199.08 SQ M



Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A 72 78 (69-80) D (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

FIRST FLOOR

BEDROOM

17'2" x 12'5"

5.22 x 3.78M

BEDROOM

12'11" x 10'6"

3.94 x 3.20M

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

DRESSING ROO 11'4" x 5'3

3.45 x 1.61

BEDROOM

13'7" x 11'11"

4.15 x 3.64M

BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333699

LETTINGS & MANAGEMENT 163 High Street Epsom, Surrey, KT19 8EW 01372 726 666







The

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.

BEDROOM

16'6" x 14'6"

5.02 x 4.41M

SECOND FLOOR





