



Beverley Close, Epsom

The **PERSONAL** Agent



# £1,000,000

## Freehold

- Neo Georgian detached family home
- Four double bedrooms
- Two generous receptions
- Downstairs shower room
- Ensuite shower room and family bathroom
- Potential to extend stpp
- Cul de Sac location
- Close to Ewell East train station
- Secluded 85ft x 47ft rear garden
- 1 Acre of additional land to the rear



Nestled towards the head of a sought-after cul-de sac, this attractive detached family home offers a unique opportunity to own a property on a generous 1.25-acre plot in total.

What sets this property apart is its location - not only is it situated in a rarely available cul de sac, it is also just a stones throw from the picturesque Priest Hill nature reserve, ensuring that nature is right on your doorstep.

One of the most exciting features of this property is that it comes with an extra 1-acre wooded plot which is accessed from its already beautiful garden, offering flexibility and numerous opportunities for its use. Whether you envision a beautiful wild woodland garden, a play area for children, or even a private and secluded retreat, this additional land allows you to tailor it to your needs.

The house itself is a beautifully presented, Neo Georgian detached family home with tons of kerb appeal. The property offers bright and spacious open plan living within a secluded position, with the potential to extend should you wish.

Due to its large, low set windows, the property enjoys a lovely light and airy feel with accommodation comprising of a really welcoming entrance hall, contemporary kitchen/breakfast room, two generous reception rooms, four nicely proportioned bedrooms, ensuite shower room, family bathroom and a downstairs shower room. The main garden measures 85ft x 47ft with easy access to the 1 acre woodland plot and to the front of the home is ample off street parking.

Don't miss out on this rare chance to own a home with such vast potential and in a prime location. Book a viewing today and unlock the possibilities that this property has to offer.

From a practical point of view, the location of this home is great. For those who commute, Ewell East railway station is just 0.6 of a mile away which is generally a 11 minute walk and provides regular links to London Victoria & London Bridge. There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

Priest Hill Nature Reserve is a wonderful open space that is just across the road and is managed by The Surrey Wildlife Trust and there are also open fields behind the property too which link to the periphery of Cuddington & Banstead Downs golf courses with pleasant woodland walks.



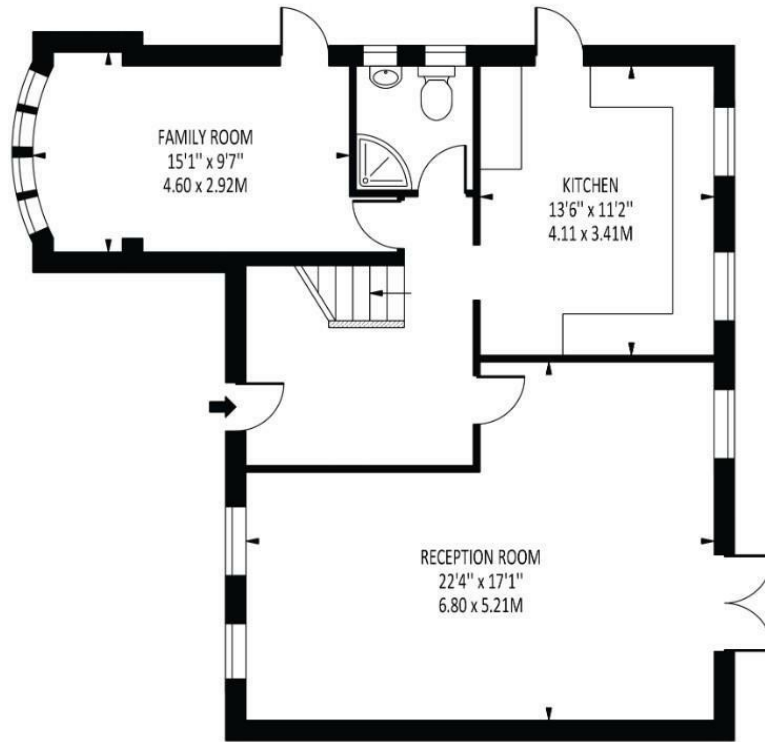




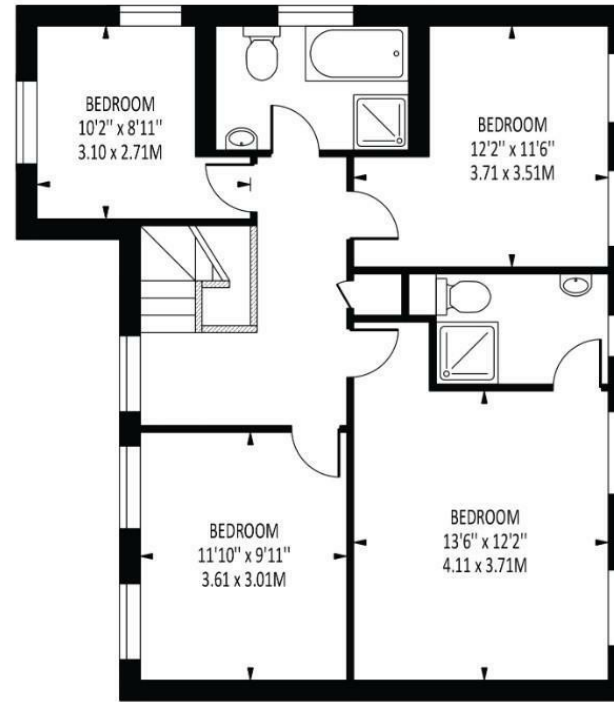




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

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