



Oak Tree Close, Epsom

The **PERSONAL** Agent

Price Guide £760,000

Freehold

- Exclusive Private Development
- Modern and Stylish Home
- Downstairs Cloakroom
- Spacious Lounge
- Stunning Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Family Bathroom
- Three Further Bedrooms
- Landscaped Rear Garden.
- Allocated Parking For Two Cars



A modern and stylish four bedroom semi-detached home with a landscaped rear garden and allocated off street parking spaces for two cars with access to EV charging set in a exclusive private development.

The property was built in 2012 and is set in a small private close with two allocated parking spaces within reach of EV charging and a covered front entrance which leads to a bright and spacious hallway with door to a handy side entrance and gate to the rear garden. Turning staircase to the first floor and a large downstairs cloakroom fitted with a low flush W.C, sink and housing a wall mounted gas boiler and there are solar panels on the roof, which contributes to the properties excellent energy efficiency rating and low running costs.

To the rear is a good sized reception room with engineered flooring and double glazed windows and French doors with direct access and views over a landscaped and secluded garden,

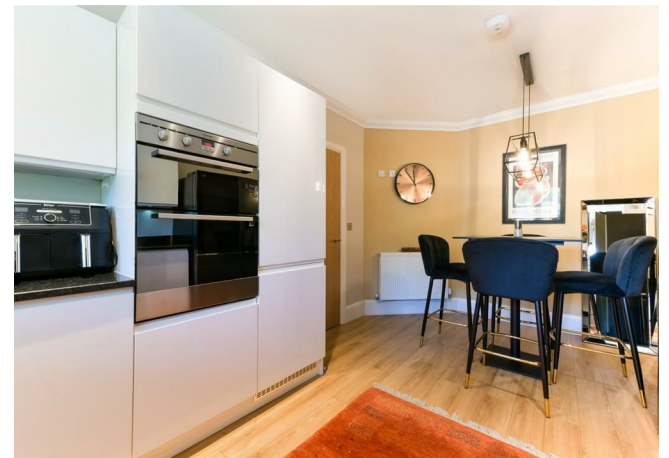
The kitchen/dining room is fitted with a matching range of floor and wall mounted high gloss units with black granite worktops and breakfast bar, range of integrated appliances and dining area with space for entertaining. Double glazed window to the front aspect

On the first floor and two good sized bedrooms; a master suite with double glazed window to the rear which overlooks the garden and a further double bedroom to the front with a modern family bathroom

which is located next door.

The top floor comprises two further bedrooms,, one of which can be used as a home office or dressing room and a fourth bedroom. These rooms can offer combined living space via a interconnecting landing.; ideal for teenagers wanting their own space or providing privacy for visiting guests.

The rear garden has been landscaped by the current owner and has been deigned to be low maintenance. There are outside electrical points, courtesy lighting and a handy water tap and secure gated side access.

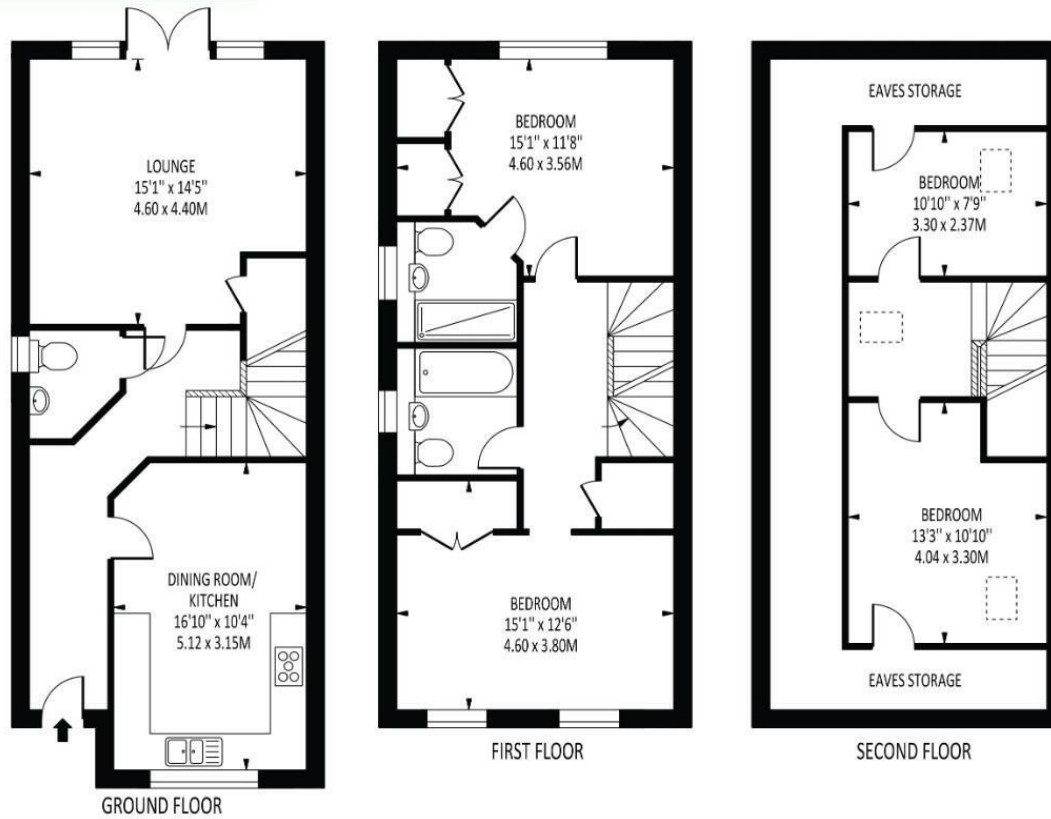




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Total Area: 1639 SQ FT • 152.24 SQ M



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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