



FYFIELD CLOSE

Epsom, Surrey, KT17 4AE



AN IMMACULATELY PRESENTED CHARACTER PROPERTY

An immaculately presented character property located in a gated development ideally located for Epsom town centre and train station.



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EPC

D

Local Authority: Epsom & Ewell Borough Council

Council Tax band: H

Tenure: Freehold



A HIGH SPECIFICATION THROUGHOUT

- * Local "building of interest" listing
- * Renovated and refurbished
- * Town centre location
- * South facing gardens
- * Inglenook fireplace to Drawing Room
- * Oak joinery including wall panelling, doors and exposed beams
- * Vaulted ceiling to kitchen with exposed brick
- * Dekton waterfall island/worktops
- * Detached double garage
- * Porcelanosa tiling throughout











EXCELLENT CONNECTIVITY

Epsom town centre and station is located just over 1 mile away and has an excellent range of shops, everyday stores and entertainment. Epsom High Street also has a variety of restaurants, pubs and coffee shops. The nearby charming village of Ashted is a mile away and provides an array of local amenities including an award-winning family butchers, independent fishmonger, organic greengrocer and gift shops. There are a number of outstanding private and comprehensive schools in the area including Epsom College, City of London Freeman's, St John's, Downsend, Box Hill, Danes Hill. There is a choice of state schools including Rosebery, Glyn and St Martin's C of E and St Joseph's Catholic Primary School (subject to catchment area).

Transport links are excellent with its proximity to the A3 and the M25 (J9), Heathrow, and Gatwick airports. Epsom and Ashted railway stations are both within easy reach, providing regular services to London Bridge, Waterloo and Victoria.



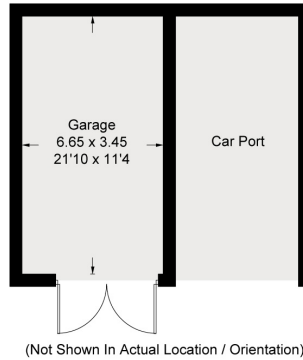


Fyfield Close, KT17

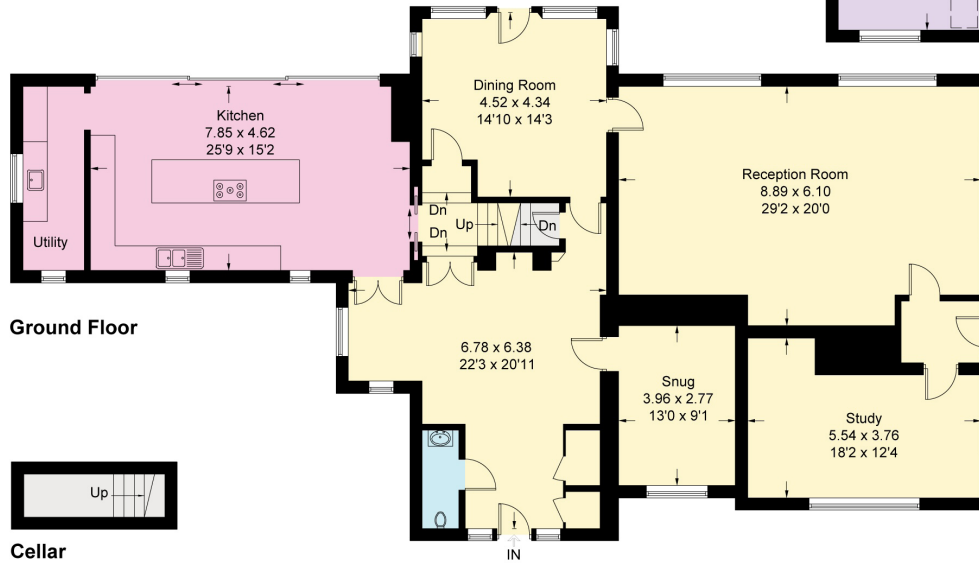
Approximate Gross Internal Area = 399.7 sq m / 4303 sq ft
(Including Reduced Headroom / Eaves)

Cellar = 3.7 sq m / 40 sq ft

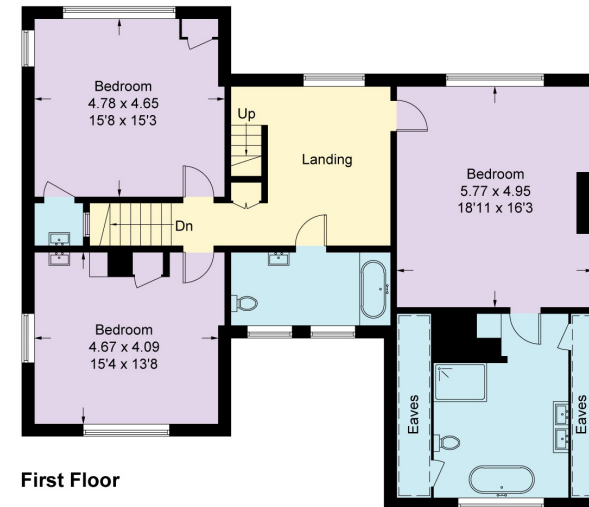
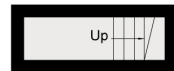
Garage = 22.8 sq m / 246 sq ft



Second Floor



Cellar



Approximate Gross Internal Area = 382.76 sq m / 4,120 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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