



Winter Close, Epsom KT17 1AH

welcome to

Winter Close, Epsom

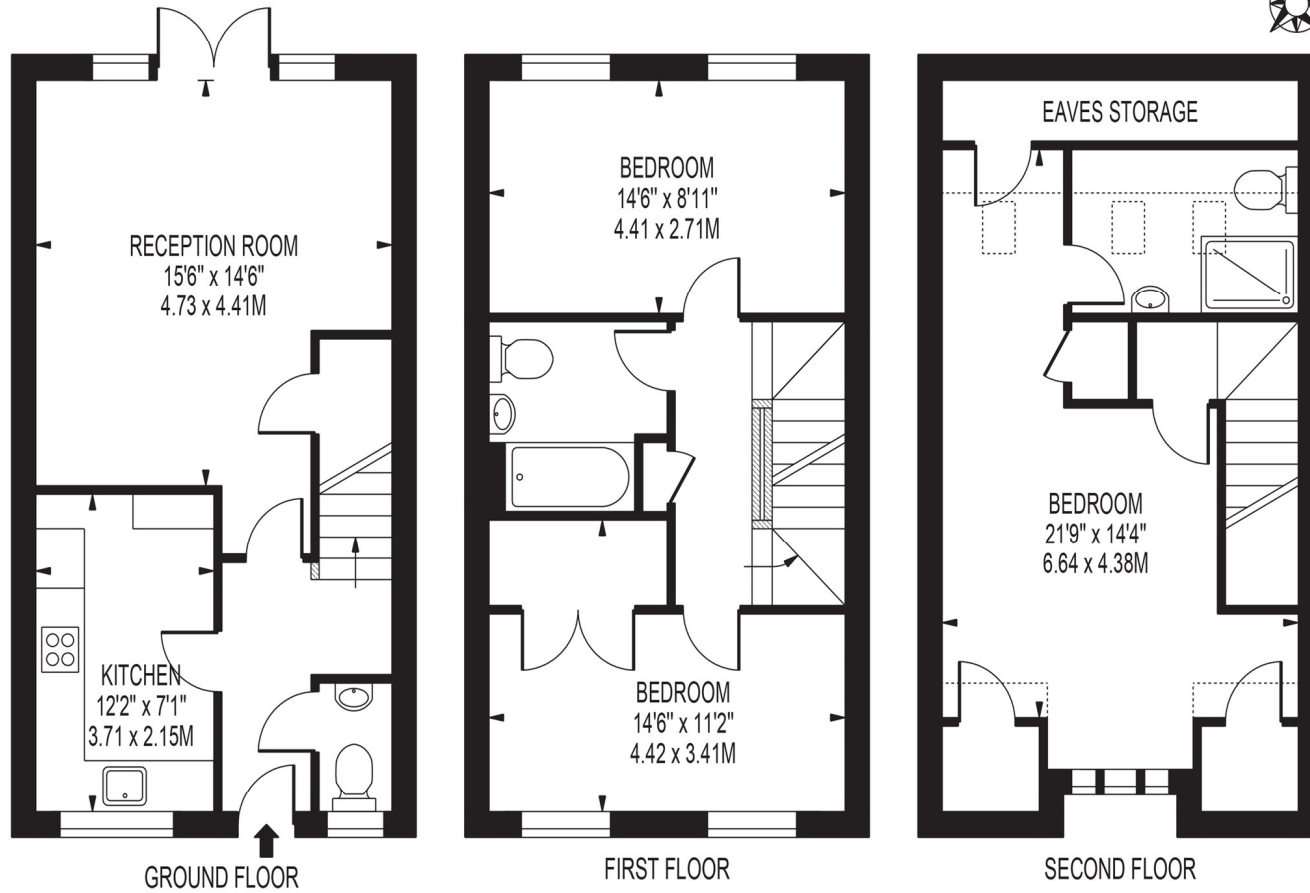
Located within a cul-de-sac in the heart of Epsom, this deceptively spacious 3 bedroom family home is offered to the market in outstanding order throughout and further benefits from off street parking. Immediate Inspection Recommended.



WINTER CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1197 SQ FT - 111.20 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 102 SQ FT - 9.52 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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 OR 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.

Accommodation

Built by award winning developer Persimmon Homes, the property benefits from the remaining NHBC warranty and is offered to the market in outstanding order throughout. Enjoying a fantastic position within the development, the property further benefits from a charming secluded garden, parking and 3 genuine double bedrooms.

Immaculately presented, the accommodation has been meticulously cared for and tastefully decorated by the existing owners. The ground floor consists of a welcoming entrance hallway with W.C./Cloakroom, a spacious and practical kitchen with modern integrated appliances and main reception area with additional storage cupboard and feature French doors. In our opinion, the downstairs will suit a young family or those that love to entertain.

Upstairs provides two further floors with three double bedrooms and two bathrooms. The first floor provides two practical bedrooms and a very stylish family bathroom suite, the top floor boasts a principle bedroom that has been cleverly designed to incorporate space for a dressing area and en-suite bathroom.

Outside

The front of the property provides off street parking for two cars whilst to the rear is a secluded and fully enclosed rear garden. Cleverly designed, the patio has been extended to an area for a barbeque, garden furniture and those that enjoy alfresco dining; the remainder of the garden benefits from low maintenance with astro-turf.

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- 3 Bedrooms
- 0.7 Miles to Railway Station
- Outstanding schools
- En-suite to Family Bedroom
- Quiet location
- Immaculately presented

Tenure: Freehold EPC Rating: B

Offers over

£625,000



Location

Winter Close is located within 0.5 of mile of Epsom high street that offers a plethora of retail outlets and The Ashley Centre - a covered shopping mall. Epsom railway station provides direct links to London Waterloo, London Victoria and London Bridge. For those that are looking for education, the area is served by outstanding and well-regarded schools including Glyn and Rosebery. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.



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Please note the marker reflects the postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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