



Norman Close

Epsom, KT18 5RU

Asking price £625,000


The local agent
thelocalagent.co.uk



5A Norman Close, Epsom, KT18 5RU

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A stunning newly built A rated energy efficient detached house with Westerly green views to the rear enjoying outstanding sunsets.

The property is a delightful three bedroom detached house located on the edge of Epsom Downs at the end of this cul de sac with a Westerly facing garden and Southerly aspect patio. The house offers approximately 994 sq ft (some height restriction on top floor) of accommodation split over three floors with open plan living space, three bedrooms a luxury en suite shower room, family bathroom and downstairs WC.

The stunning quality Kitchen with integrated appliances leads onto the Southerly facing patio through bi folding doors. The two and a half bathrooms are all luxury with quality fittings.

Other features include solar panels helping to create an energy efficient home with a sought after A rated EPC. There is also gas central heating via a combination boiler, a large storage cupboard under stairs and another in the top floor bedroom.

Outside there is also side access to the shared driveway providing off street parking for two cars and an EV charger. Service charges apply.

Property Features

Brand New Detached House

Westerly Sunset Views

Cul De Sac Location (service charges apply)

Open Plan Living Space

Luxury Bathroom & Ensuite Shower

Three Bedrooms

Off Street Parking For Two Cars & EV Charger

Southerly Facing Patio

A Rated EPC

Solar Panels

Council Tax Band: D

Tenure: Freehold

EPC Rating:A

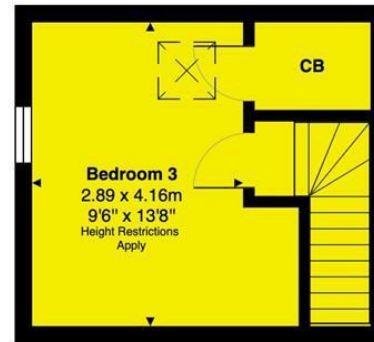
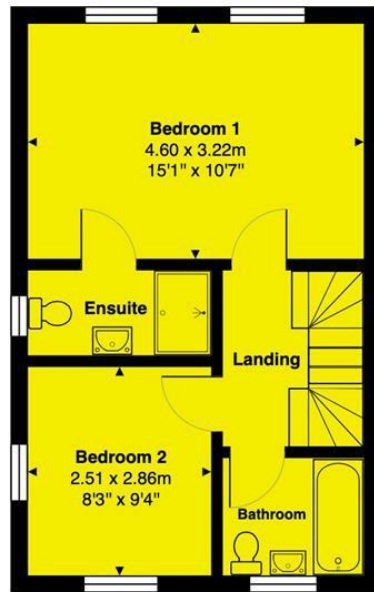
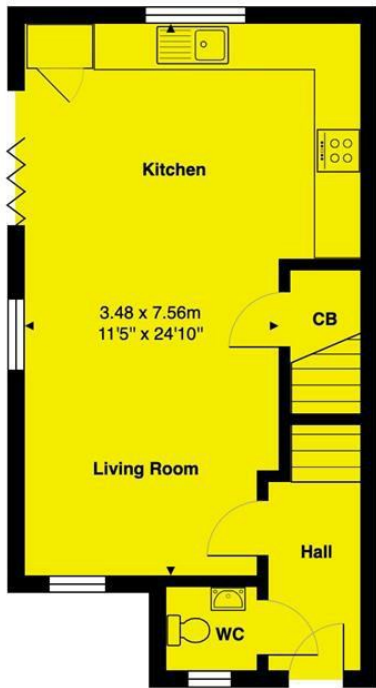
Total approximate floor area: 994.00 sq ft

Location

The property is located on this modern cul de sac between Tadworth and Epsom Downs close to the world famous Epsom Downs racecourse. Tattenham Corner is approximately 1 mile away with all local amenities nearby including the shopping parade, train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, doctors, dentist and nearby Tadworth sports centre/gym. There is a good selection of local state and private schools in the area with Epsom Downs being the closest.



Norman Close, Epsom



Total Area: 92.4 m² ... 994 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	96	98	England & Wales	EU Directive 2002/91/EC

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