



Howell Hill Close, Epsom

Guide Price **£1,200,000**



Howell Hill Close

Epsom

Exquisite 5-bed detached house with self-contained annexe in serene cul-de-sac. Bright reception, contemporary kitchen, sunny garden, parking for 2-3 vehicles and close to station. Modern living at its finest in sought-after locale. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: G

- No Onward Chain
- Quiet Cul-De-Sac Location
- Self-Contained 1 Bed Annexe
- Four Bathrooms
- Contemporary Kitchen/Breakfast Room
- Bright & Spacious Reception
- Underfloor Heating
- Solar Panels & EPC Rating A
- South Facing Rear Garden
- Driveway Parking For 2/3 Vehicles

Nestled within a serene cul-de-sac, this exquisite 5-bedroom detached residence exudes elegance and sophistication. Tastefully designed, this property boasts a self-contained 1-bedroom annexe, presenting a unique opportunity for multifaceted living arrangements. With the convenience of no onward chain, a seamless transition awaits for the discerning buyer seeking a new abode in this sought-after locale.

The flexible well appointed accommodation offers a bright and spacious reception room, adorned with feature parquet flooring with underfloor heating and roof lights above setting the stage for both relaxation and entertainment, whilst a contemporary kitchen/breakfast room offers a culinary haven effortlessly combining style and functionality. Four generously proportioned bedrooms, each offer a serene retreat for rest and rejuvenation, two featuring en-suite shower rooms together with a family bathroom, all meticulously designed with modern fixtures and finishes, providing convenience and comfort for the household. In addition the self-contained annexe boasts an open plan kitchen/living room, double bedroom and bathroom, ideal for an elderly relative or au-pair accommodation.

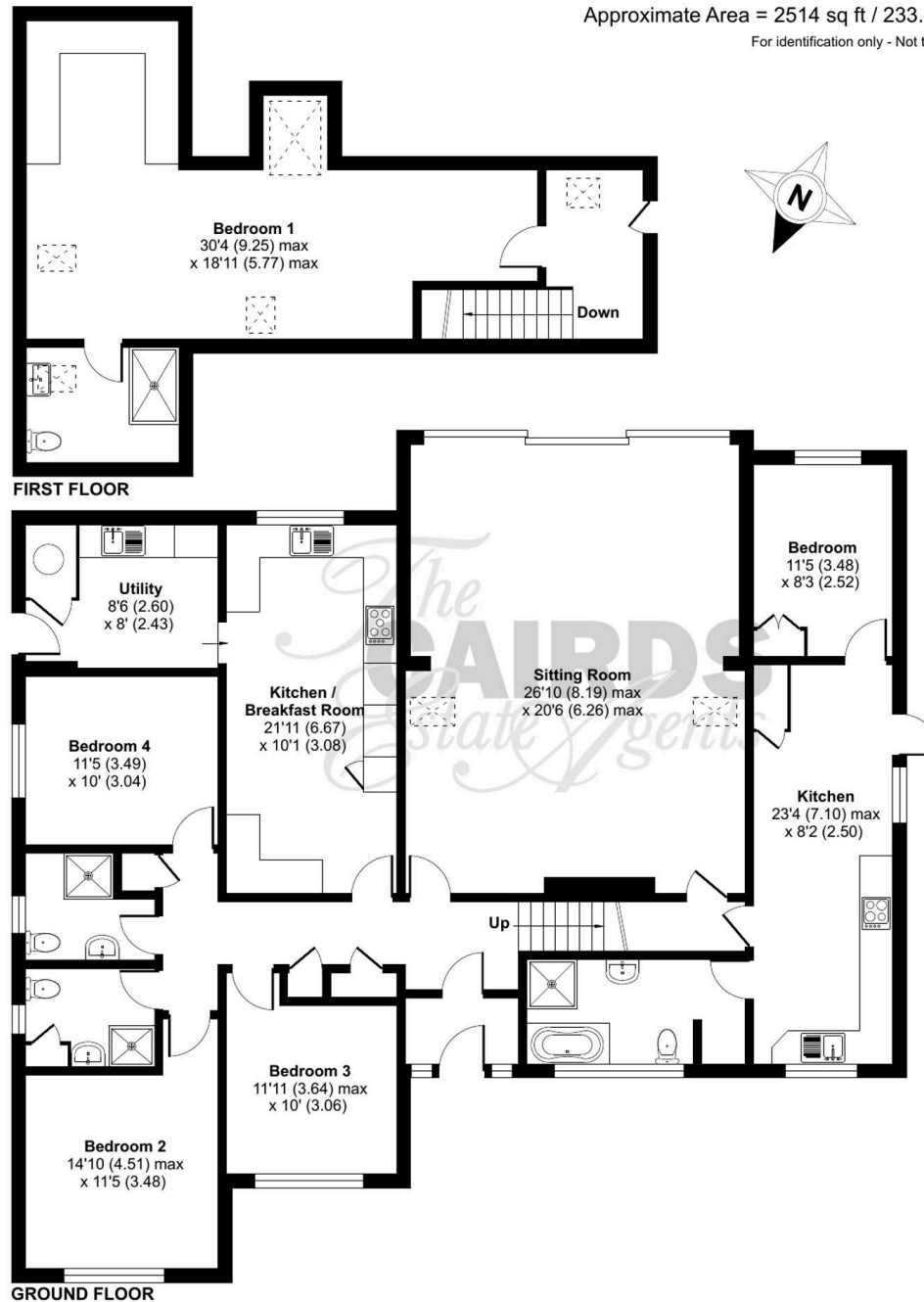
Outside, the property boasts a sunny south-facing rear garden, ideal for al fresco dining or leisurely afternoons and a driveway providing parking for 2 to 3 vehicles, ensuring that residents and guests alike can easily access this property, providing a practical amenity that enhances the lifestyle within this abode.

In summary, this property, conveniently located within a short walk of Ewell East station, epitomises modern living within a tranquil setting. With its blend of contemporary design elements, functional spaces, and premium features, this home offers a unique opportunity to embrace a sophisticated and comfortable lifestyle. Impeccably presented and thoughtfully designed, this 5-bedroom detached property stands as a testament to refined living in a peaceful cul-de-sac location.

Howell Hill Close, Epsom, KT17

Approximate Area = 2514 sq ft / 233.5 sq

For identification only - Not to scale







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