



Colman Close, Epsom

Guide Price £950,000





## Colman Close

Epsom

Stunning 2019-built luxury detached home near Epsom Downs. Underfloor heating, modern kitchen, large reception room, 4 bedrooms, solar panels, large garden, double driveway. Chain-free. Call now!

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED
- LARGE GARDEN
- WEST FACING
- THREE BATHROOMS
- STUNNING OPEN PLAN KITCHEN
- CUL-SE-SAC LOCATION
- PARKING
- NO ONWARD CHAIN



Cairds are delighted to present this stunning detached, luxury home, situated in a quiet cul-de-sac in close proximity to Epsom Downs.

Built in 2019 this impressive property exudes quality from the first step inside. There is underfloor heating throughout the ground floor which enjoys a mix of porcelain and ceramic modern tiled floors. To the front of the property there is a large reception room with a bay window which could be a living room, playroom or cinema room. Off the hall to the rear of the house there is the centrepiece of this property – a very large open plan kitchen with two sets of bi-fold doors providing a unique double aspect over the deck and rear gardens. There is a large central island which can be used for hosting and catering owing to its size and integrated induction hob. Due to the excellent size of this room, buyers will undoubtedly opt to zone this space using furniture to create areas for the various aspects of modern life. There is lots of storage courtesy of a range of wall and base units, integrated appliances such as Neff ovens, dishwasher and fridge/freezer. The separate utility room provides access to the rear deck and further storage with space for appliances. To the first floor there are three double bedrooms, one of which enjoys en-suite facilities, and the family bathroom. The master suite is located on the second floor and enjoys fantastic west facing views toward Epsom Downs, an en-suite with large luxury bath and high ceilings.

Outside the very large garden is a key selling point for this property and can be enjoyed from the large deck which wraps around the property. Furthermore there is a solar panel system in place which offsets an estimated 50% to 80% of electrical use, especially useful given today's market conditions. To the front there is a block-paved drive for two cars.

Offered with no onward chain this property must be viewed early to avoid disappointment. Call us to arrange a viewing.

# Colman Close, Epsom, KT18

Approximate Area = 1545 sq ft / 143.5 sq m

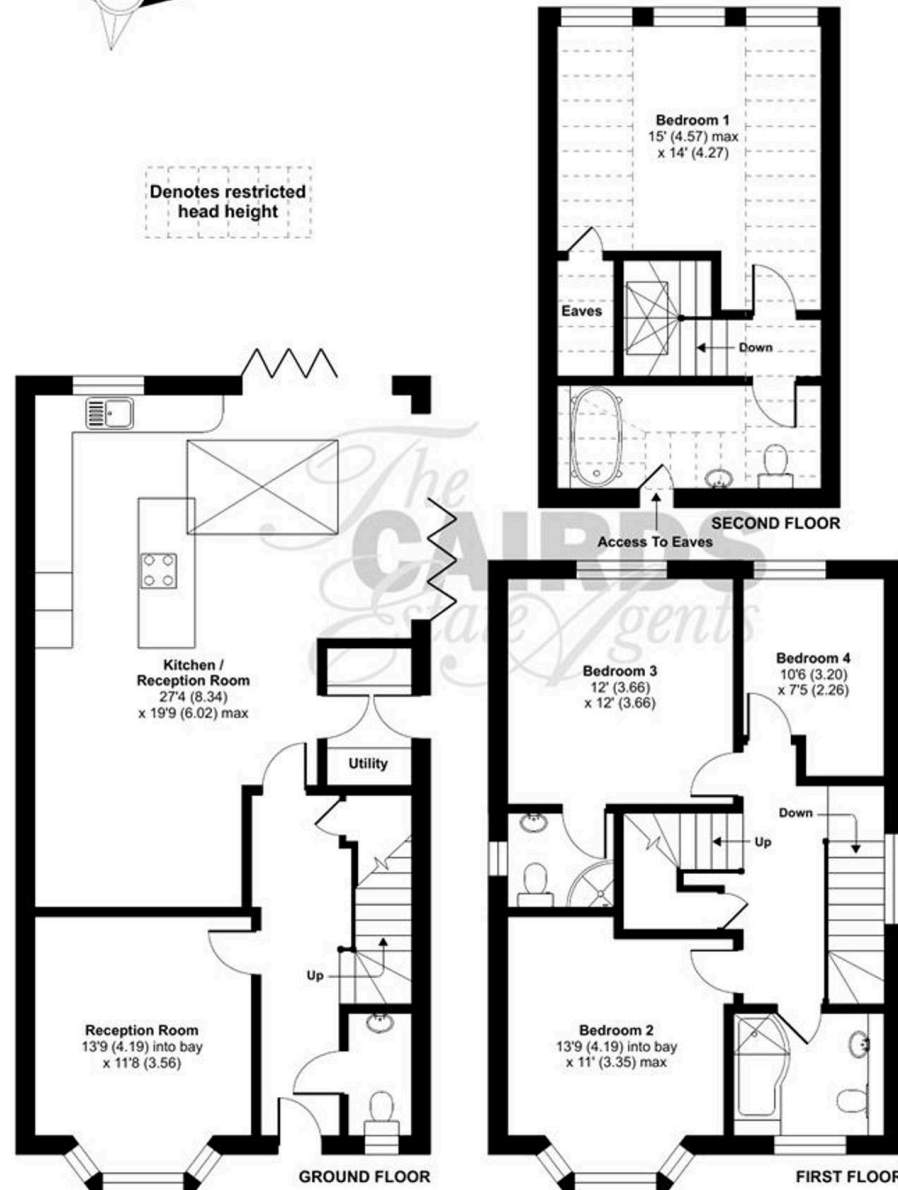
Limited Use Area(s) = 207 sq ft / 19.2 sq m

Total = 1752 sq ft / 162.7 sq m

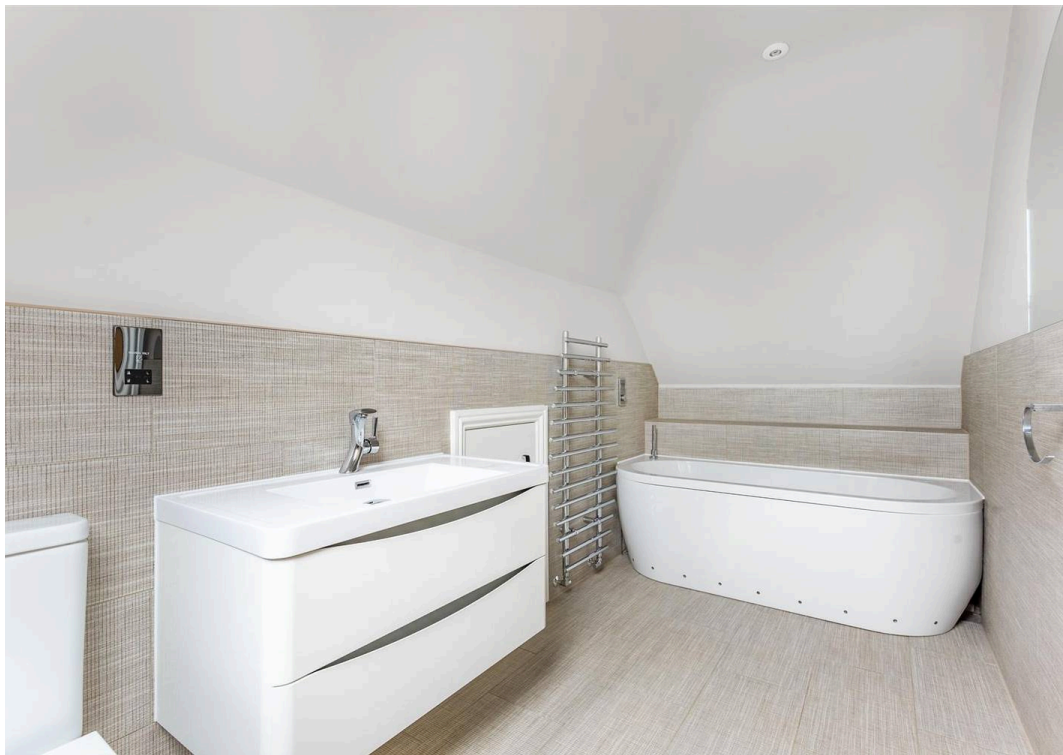
For identification only - Not to scale



Denotes restricted  
head height











## Cairds The Estate Agents

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