

The PERSONAL Agent

Horsley Close, Epsom

Offers Over £700,000

Horsley Close

Epsom

- Refurbished & extended family home
- Desirable town centre cul de sac
- Stunning kitchen/family/diner linking to garden
- Separate lounge/play room
- Short walk to Town, Station & park
- Excellent school catchment
- Three well proportioned bedrooms
- Modern family bathroom & d/s cloakroom
- Double width driveway

The Personal Agent are delighted to present this attractive and thoughtfully extended three bedroom family home, situated within a small and peaceful cul de sac in the heart of Epsom, just moments from the High Street and mainline railway station.

Offering approximately 1,154 sq. ft of well-balanced accommodation, the property has been extended to create a particularly spacious and versatile ground floor, ideally suited to modern family life.

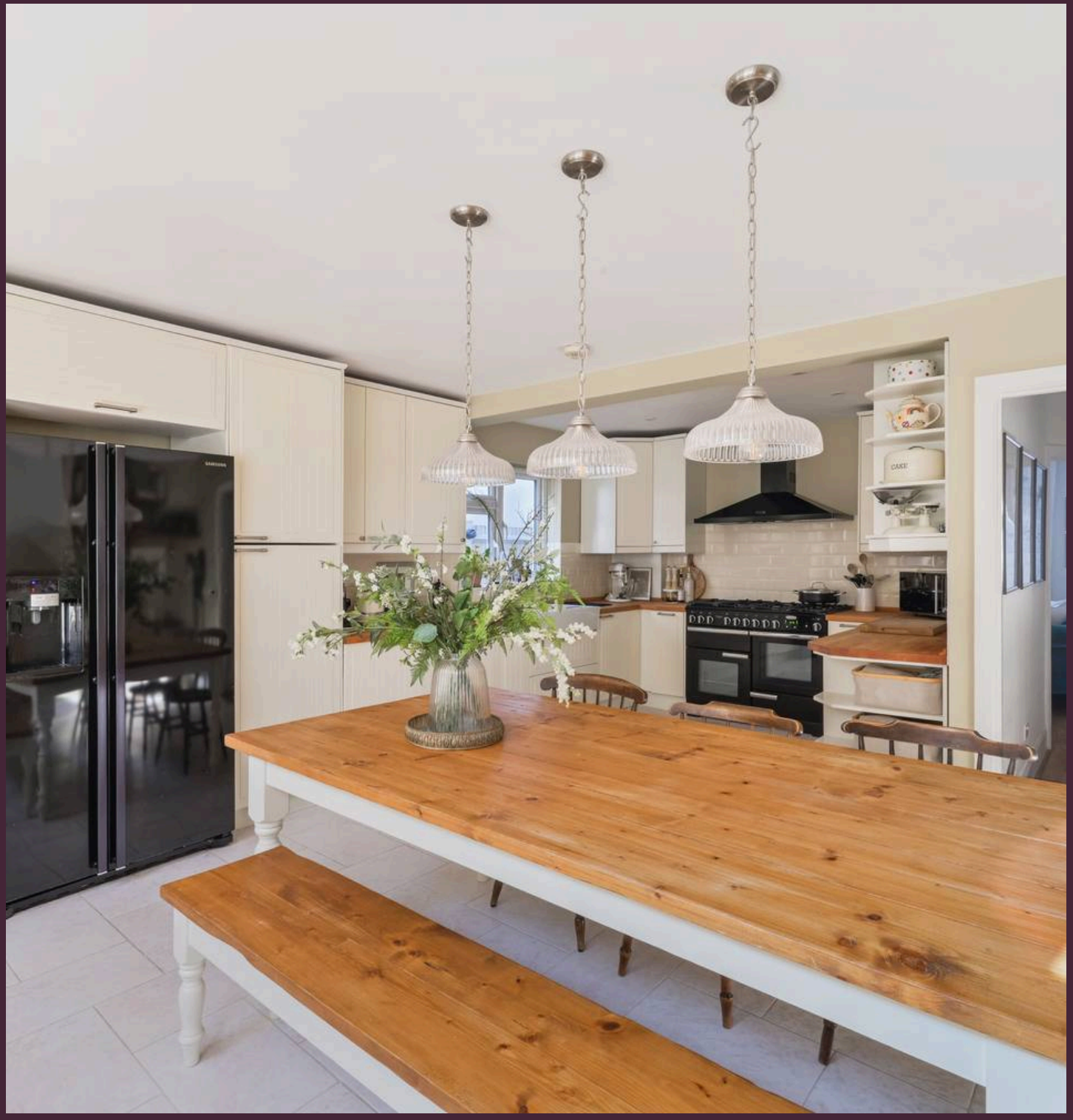
Presented in good order throughout, the home combines comfortable living spaces with a highly practical layout and an enviable town centre location.











Description

At the heart of the property is the impressive 18ft 9" x 16ft 6" kitchen/dining room, which provides a wonderful space for both everyday family life and entertaining.

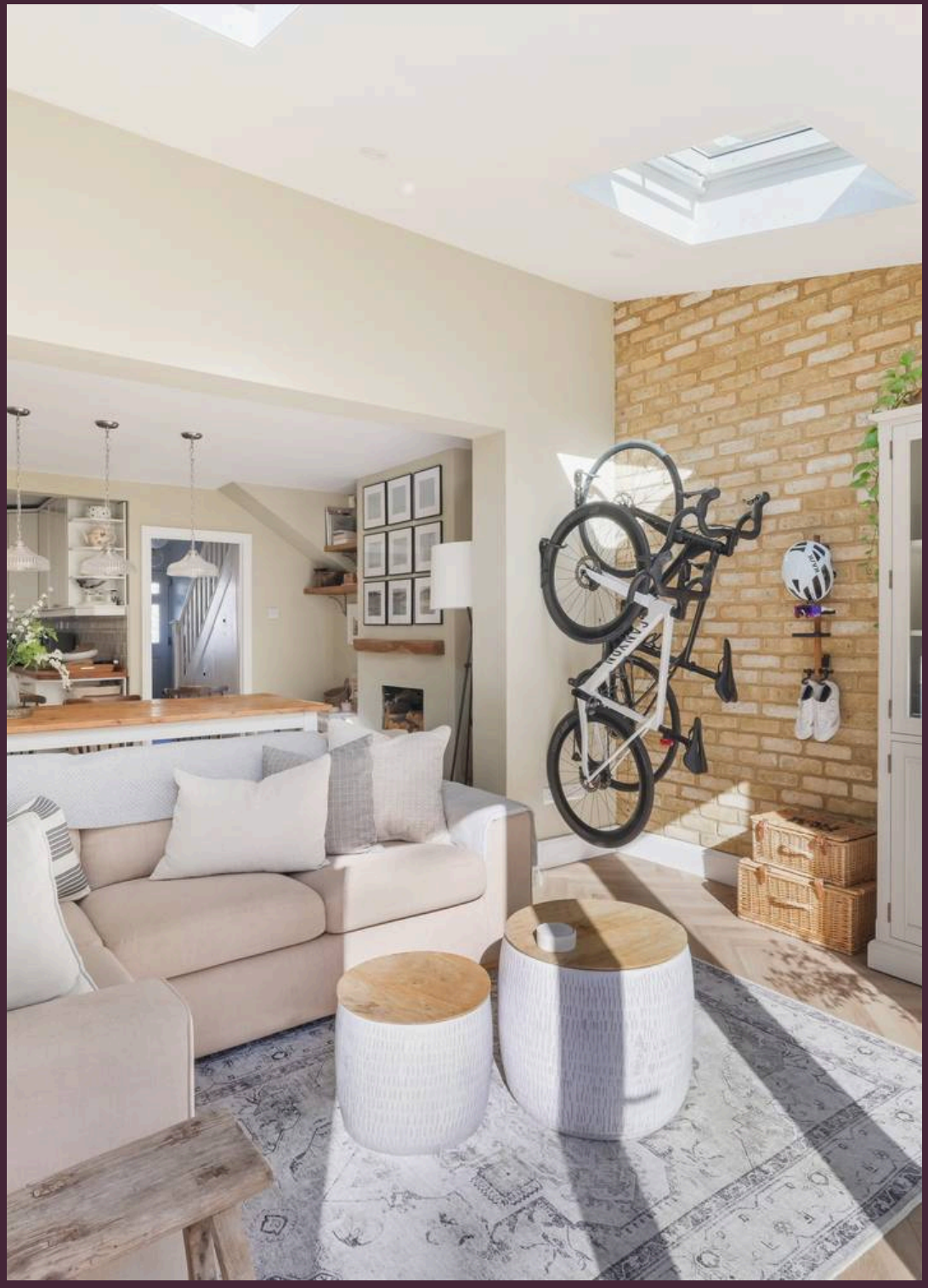
The extended ground floor accommodation offers excellent flexibility, with ample room for dining and relaxing, while doors opening onto the rear garden create a natural connection between inside and out.

A separate reception room, measuring 12ft 9" x 12ft, provides a comfortable space to unwind and benefits from excellent natural light.

The ground floor is further complemented by a useful additional area within the extension, which offers flexibility for a variety of uses, alongside a convenient downstairs cloakroom.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, including a generous principal bedroom measuring 16ft 6" x 11ft, a further double bedroom and a third bedroom that would also make an ideal nursery or home office.

All three bedrooms are served by the family bathroom.



The property's position within Horsley Close is another significant attraction. Tucked away in a small cul de sac, the setting offers a welcome sense of privacy whilst remaining exceptionally convenient for everything Epsom has to offer.

Epsom High Street, with its excellent selection of shops, restaurants and leisure facilities, is within easy reach, as is Epsom mainline station, providing regular services into London.

The surrounding area is also particularly well served by highly regarded schools, local parks and beautiful open spaces, including the Stamford Green conservation area and Epsom Downs, home to the world-famous racecourse.

In our view, this is an excellent opportunity to secure a well presented and extended family home in one of Epsom's most convenient residential settings.

With its generous kitchen/dining space, separate reception room and three bedrooms, the property offers a superb balance of space, practicality and location, making early viewing highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





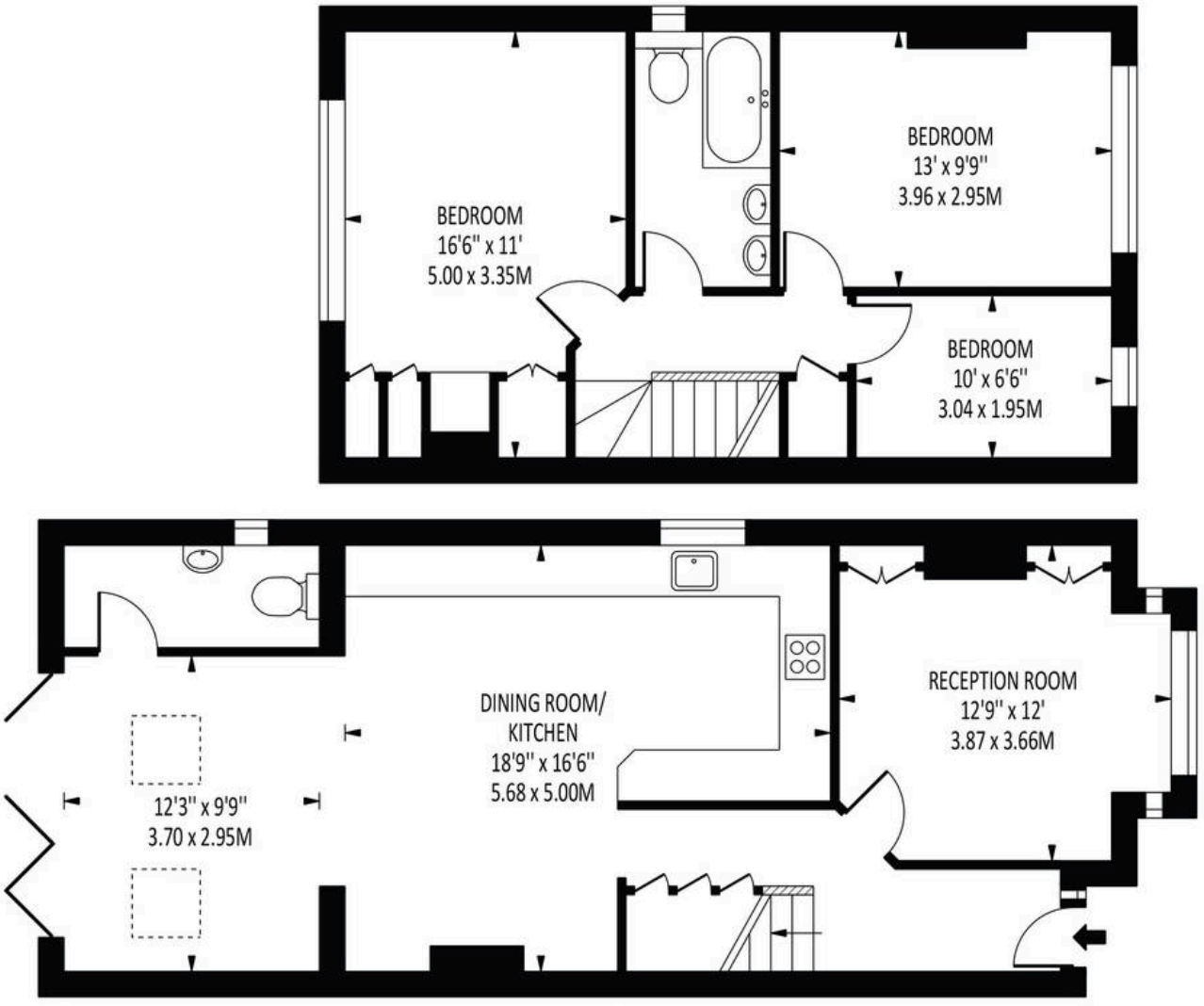




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Total Area: 1154 SQ FT • 107.19 SQ M



Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



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