



The **PERSONAL** Agent

32 Winter Close, Epsom
£600,000

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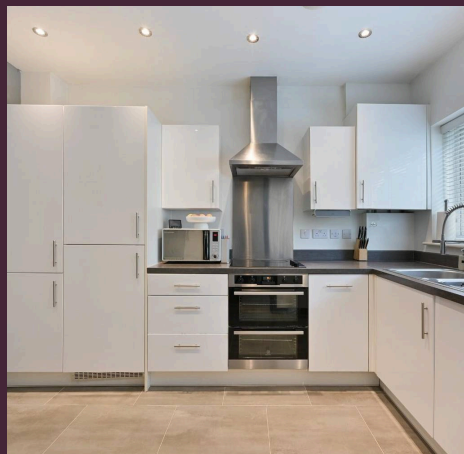
Epsom

- Generous and unusually wide rear garden
- Peaceful position towards end of cul-de-sac
- Ensuite, main bathroom & d/s cloakroom
- Close to Epsom station and town centre
- Solar panels helping reduce energy costs
- Modern kitchen with breakfast area
- No onward chain for a straightforward move
- Spacious lounge/diner with garden access
- Private tandem driveway for three cars
- Three well proportioned bedrooms

Enjoying an excellent position towards the end of this peaceful residential cul-de-sac, this attractive semi-detached family home offers a wonderful combination of modern living, generous outside space and everyday convenience.

Built by award-winning developer Persimmon Homes in 2015, the property is beautifully presented throughout and offered to the market with no onward chain, making it an ideal choice for those seeking a straightforward move.

The location is a real highlight. Tucked away from the hustle and bustle, yet only around half a mile from Epsom town centre and railway station, the home provides the perfect balance of tranquillity and connectivity. Whether commuting into London or enjoying the shops, restaurants and leisure facilities of the town centre, everything is conveniently close at hand.





Description

The home is particularly appealing for modern family life. The spacious lounge/diner provides an excellent setting for everyday living and entertaining, with doors opening onto the garden, while the contemporary kitchen with fitted appliances also offers space for a small breakfast table or breakfast bar. A downstairs cloakroom and useful walk-in storage cupboard add further practicality. Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from a full wall of fitted wardrobes and its own ensuite shower room, alongside a separate family bathroom. An airing cupboard, fitted storage in the third bedroom and useful loft space provide further valuable storage, helping keep everyday life organised. Outside, the unusually wide plot creates a rare advantage for a modern home in this location. The rear garden is wider than typically expected, offering a generous and private space for children to play, entertaining or relaxing in the sunshine. Defined seating a



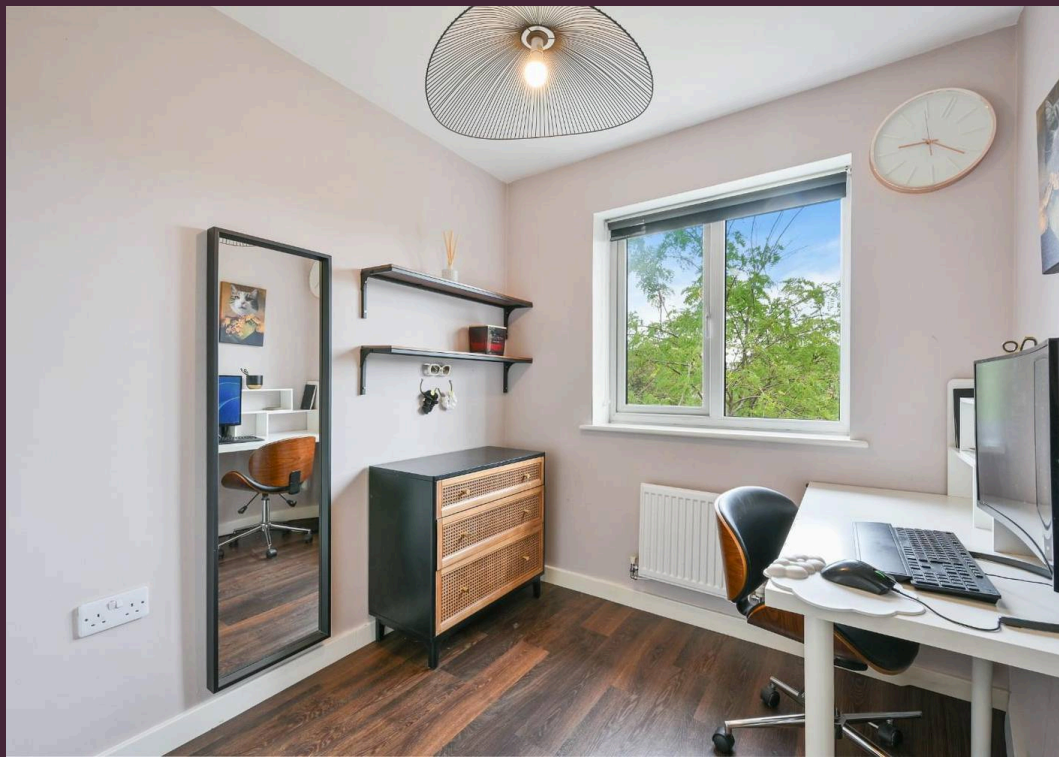
Parking for two cars and adding further practicality. The property also enjoys a high degree of seclusion, set behind a mature beech hedge and established tree cover, creating a wonderfully private setting. Solar panels are another valuable feature, helping to reduce the ongoing cost of running the home and adding to its energy-conscious credentials. Combining a peaceful position, generous garden, private parking and excellent proximity to Epsom town centre and railway station, this is a home that offers an enviable balance between quiet residential living and everyday convenience. Whether relaxing in the secluded garden, enjoying the generous living space or commuting into London, this property provides an ideal setting for modern family life.

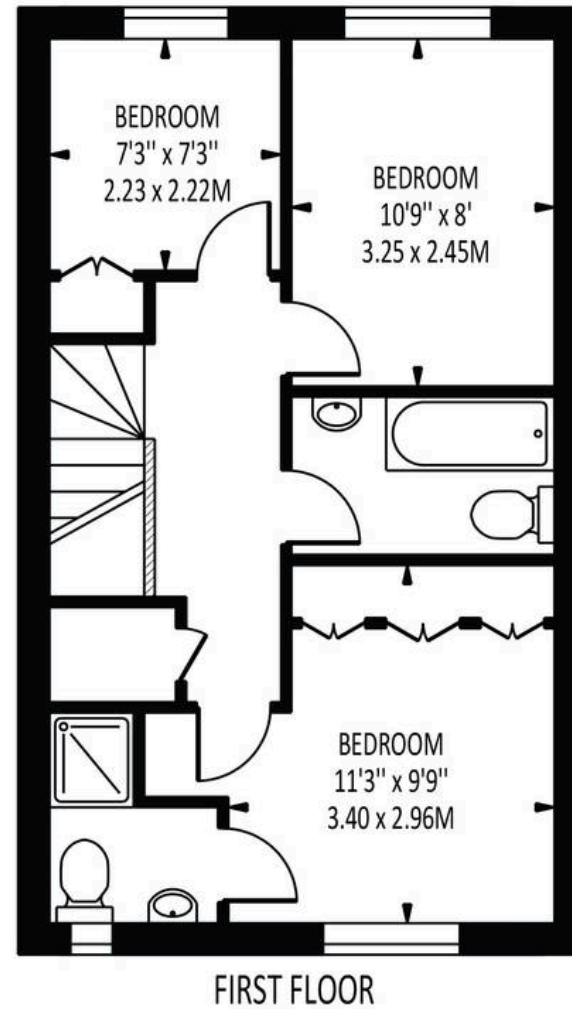
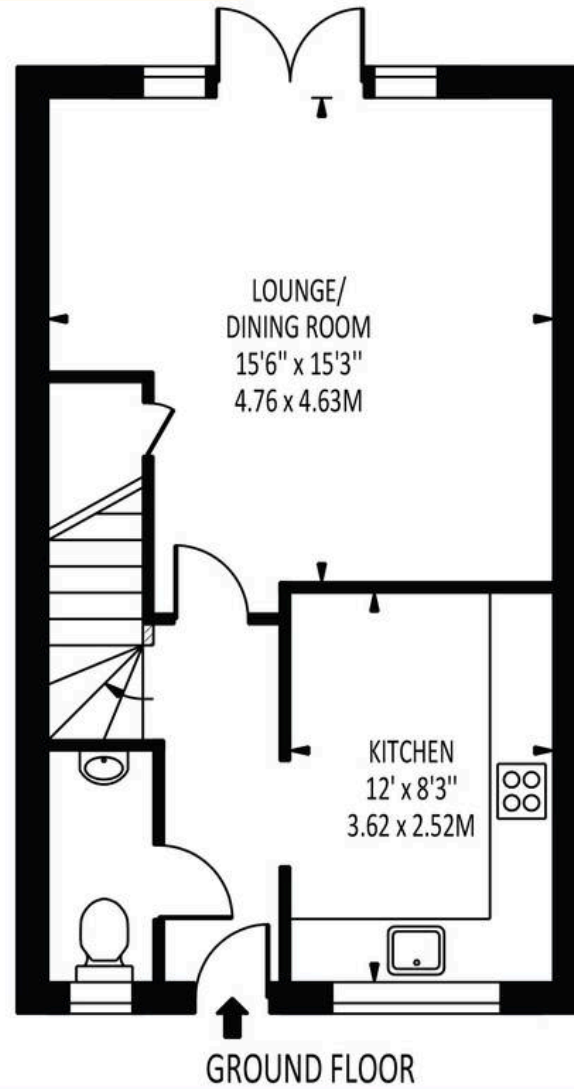
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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 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.



The Personal Agent Epsom

The Personal Agent Ltd, 2 West Street - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/