



**9 Oakwood Avenue, Epsom, KT19 7LL**  
**Guide price £900,000**



A modern detached family home which has been completely transformed internally, to provide the perfect balance of every day needs and wants, whilst delivering effortless style. Located in the sought after Clarendon Park Development in Epsom, with direct access onto the beautiful Horton Country Park, as well as being a short drive from a selection of mainline stations, the town centre and a multitude of good or outstanding state and public schools.

The ground floor layout commences with an open entrance hallway, with a downstairs WC, a great size living/cinema room and a separate snug/home office room overlooking the garden. The current owners have cleverly extended the kitchen/dining room into one of the garages to provide a fantastic space for formal and informal occasions. The second garage has also been expertly converted into a downstairs bedroom, with an en suite shower room and independent access to the garden, with gated side access to the front of the dwelling. This space could also function as a further reception room, treatment room or another work from home office.

To the first floor which benefits from air conditioning, where there are four really good size bedrooms, a lavish en suite shower room to the master, luxury family bathroom and access to a sizeable loft space.

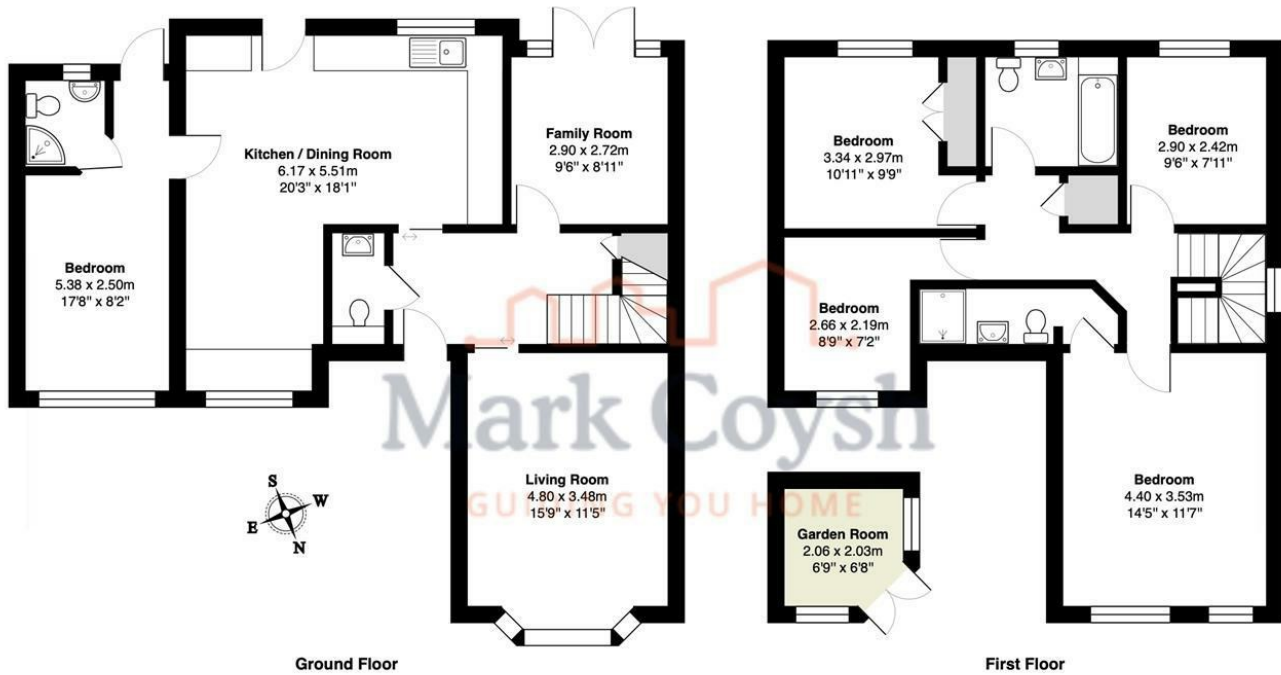
The rear garden has been beautifully and thoughtfully landscaped to provide a tranquil setting. The large decking area has recently had an overhaul and is really striking and also boasts a summerhouse to the foot of it. The remainder includes a good size lawn section, a characterful





feature wall and mature hedging, which gives a good level of privacy, sometimes hard to come by in the more modern developments.

The development is just around the corner from a David Lloyd gym, Hobbledown Children's Farm and a handy local parade of shops. Wider shopping can be found in Epsom Town and Ewell Village. Junctions 8 and 9 of the M25 are close by, as well as the A3, A217 and A24.



Mark Coysh  
GUIDING YOU HOME

Ground Floor

First Floor

Oakwood Avenue, Epsom  
Total Area: 136.2 m<sup>2</sup> ... 1466 ft<sup>2</sup> (excluding garden room)  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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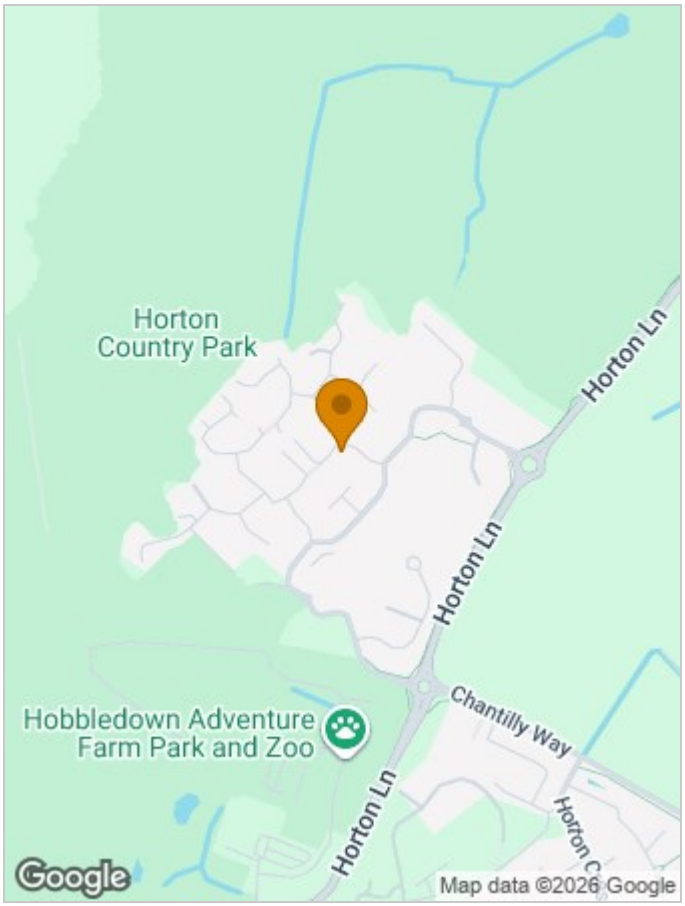
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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