

The PERSONAL Agent

Brunswick Close, Epsom

Guide Price £900,000

Brunswick Close

Epsom

- Four new homes ready for occupation
- Impressive 1,931 sq ft of total space
- Private road close to Epsom Downs
- Four generous double bedrooms
- Dressing room, two en-suites & main bathroom
- Superb 19ft Kitchen/Dining Room with bi-folds
- Separate bay fronted 18ft Reception Room
- Driveway for two cars with EV charge point
- 10 Year New Homes Warranty
- Air source heat pump & underfloor heating

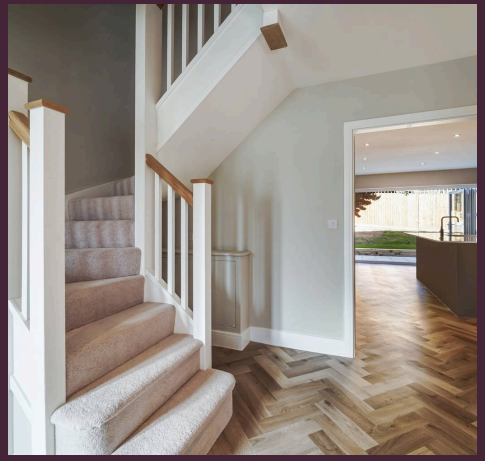
Plot 10 is ready for immediate occupation and forms part of the second and final phase of Brunswick Close, an exclusive collection of just four brand new semi-detached homes on a private road on the periphery of the world-famous Epsom Downs.

Providing an impressive 1,931 sq ft of total space including useful walk-in loft storage, this substantial home combines a high-quality turnkey finish with a private driveway, two parking spaces, EV charging, air source heat pump and a 10-year new homes warranty. With an unusually attractive pound-per-square-foot value for a brand new home in this sought-after location, viewing is highly recommended.





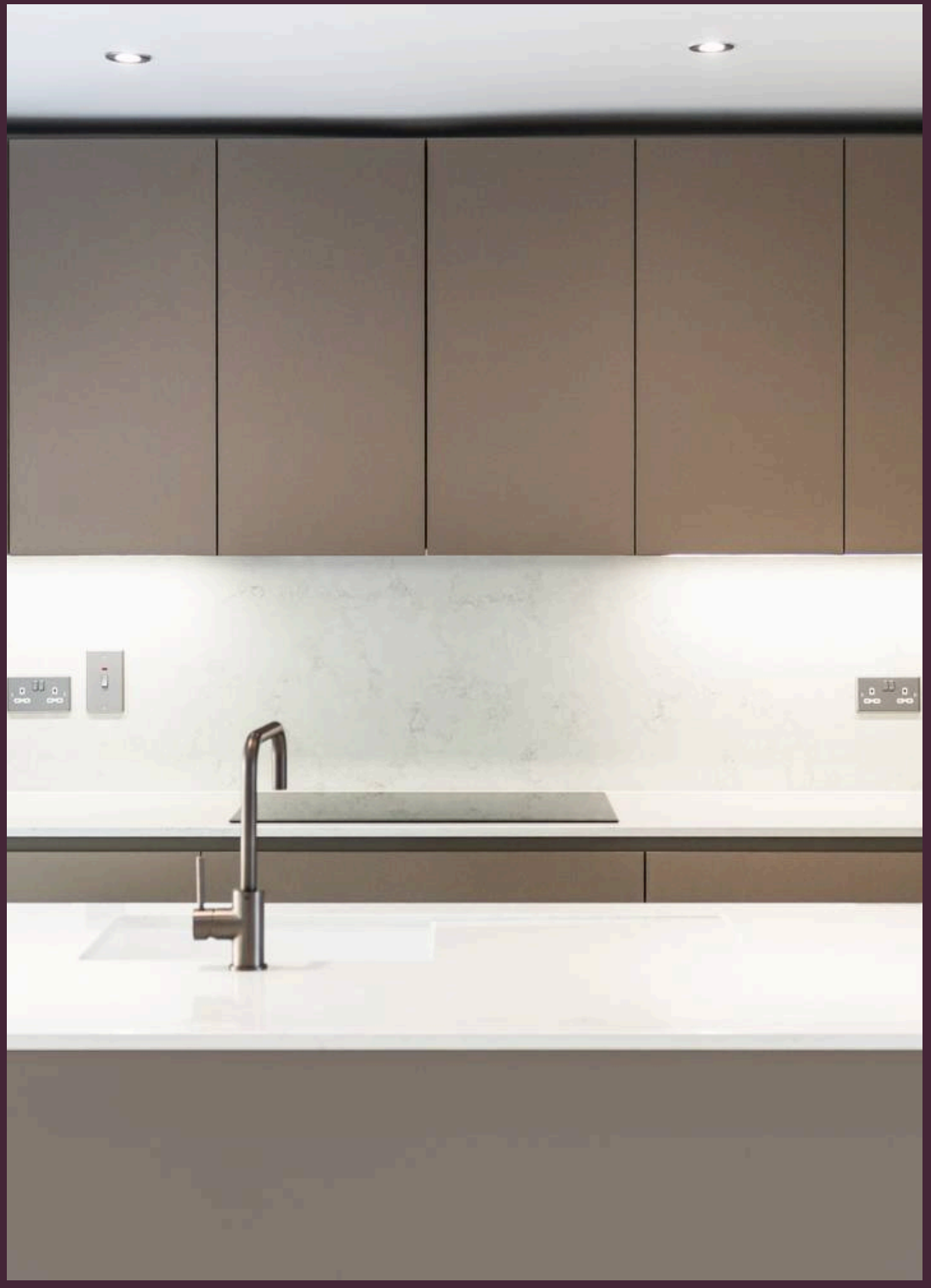






Description

The accommodation is thoughtfully arranged over three floors and designed with modern family life firmly in mind. On the ground floor, an impressive 19ft x 17ft kitchen/dining room forms the heart of the home, complemented by a separate 18ft reception room and cloakroom. The first floor provides three generous bedrooms, including a principal bedroom with its own dressing room and ensuite shower room, alongside the family bathroom. The second floor creates a particularly flexible fourth double bedroom with its own shower room and access to extensive eaves storage – ideal for guests, teenagers or those wanting additional privacy. Underfloor heating runs throughout the ground floor and all bathrooms, with zoned radiator heating to the bedrooms and an air source heat pump completing the modern, energy-efficient specification.



Brunswick Close is a small private road tucked away just off Ruden Way on the periphery of Epsom Downs. The setting balances peace and practicality exceptionally well, with Epsom Downs railway station approximately 0.3 miles away and the open spaces of the Downs and its world-famous racecourse also within easy reach. Outside, each home enjoys its own private driveway with two parking spaces and EV charging point. The generous frontage gives the development a wonderful sense of space on arrival, with five additional visitor parking bays providing another practical touch that is so often missing from modern developments. With 1,931 sq ft of total space, including 201 sq ft of eaves storage and restricted-height area, these homes also offer an unusually attractive pound-per-square-foot proposition for a brand new property in this sought-after location. Add the turnkey finish, modern energy-efficient technology and reassurance of a 10-year new homes warranty and the overall package is compelling. Plot 10 is complete and ready for immediate occupation. The remaining three homes are due to follow shortly and currently provide purchasers with the opportunity to choose individual flooring, carpets and wall colours, allowing them to add their own personal touch before moving in.

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Council Tax band: F

Tenure: Freehold





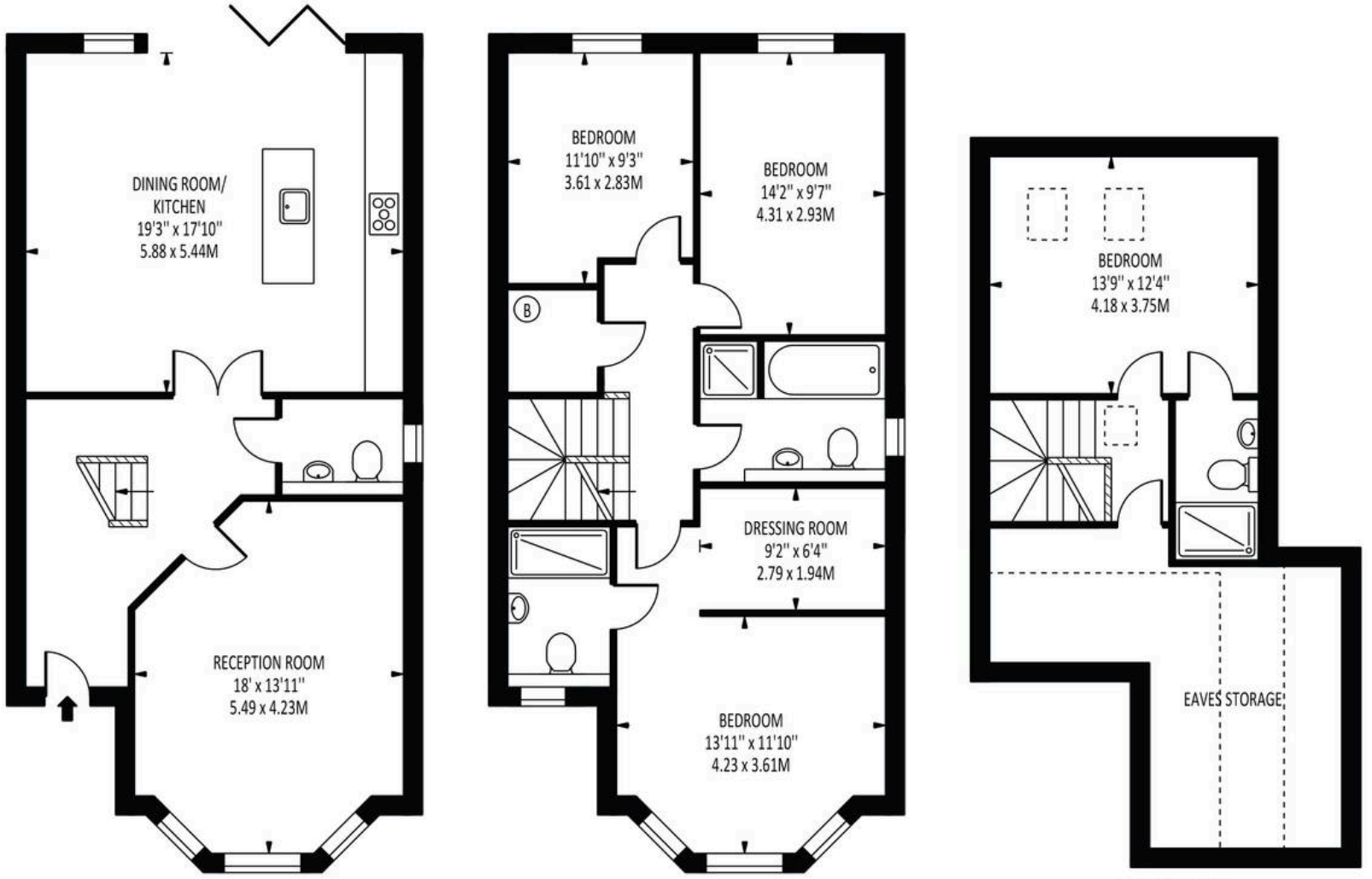




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Total Area: 1931 SQ FT • 179.43 SQ M
(Including Eaves Storage & Restricted Height Area)
Eaves Storage & Restricted Height Area : 201 SQ FT • 18.63 SQ M



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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