



The **PERSONAL** Agent

Horsley Close, Epsom

Guide Price £750,000

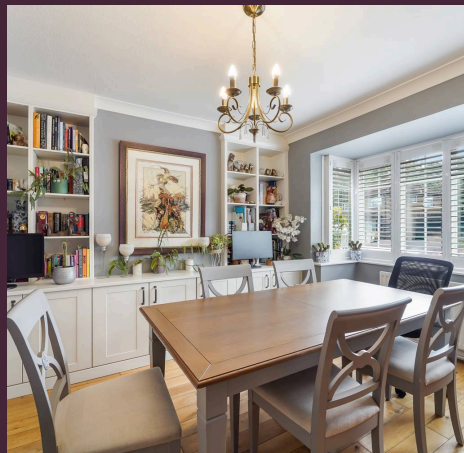
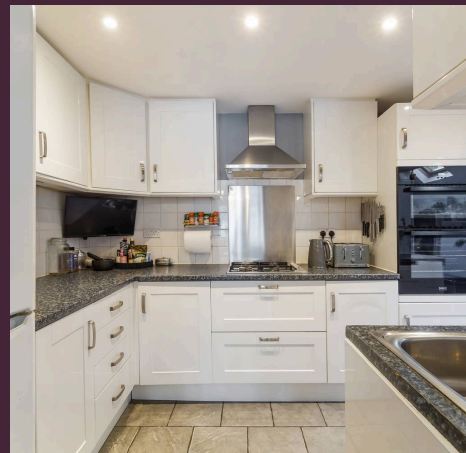
Horsley Close

Epsom

- Attractive four bedroom family home
- Practical town centre cul de sac setting
- Approximately 1,656 sq. ft. in total
- Impressive 20 ft rear reception room
- Separate front lounge or family room
- Versatile kitchen with separate utility
- Superb top floor bedroom with ensuite
- Three well proportioned first floor bedrooms
- Separate garden room, ideal as an office
- Easy reach of Epsom station and High Street

Set within a small and peaceful cul de sac in the heart of Epsom, The Personal Agent are delighted to present this attractive and deceptively spacious four bedroom family home, offering approximately **1,656 sq. ft. of versatile accommodation**, including a useful garden room and eaves storage.

Perfectly positioned for those seeking the convenience of town centre living without compromising on a peaceful residential setting, this charming home combines generous living spaces, well proportioned bedrooms and a highly practical layout arranged over three floors.





Description

To the front is a comfortable and well proportioned reception room, ideal as a separate sitting room, children's playroom or home office, depending on individual requirements.

The heart of the home is undoubtedly the impressive rear reception room, measuring over 20 ft in length. This generous space offers excellent potential for both everyday family living and entertaining, with a spacious layout that comfortably accommodates lounge and dining areas.

The kitchen is conveniently positioned between the two reception rooms, while a separate utility area and ground floor cloakroom provide further practicality for busy family life.

The first floor continues to impress with three bedrooms, including a particularly generous principal bedroom measuring over 16 ft, alongside a further double bedroom and a third bedroom that would also make an excellent nursery, dressing room or study. These rooms are served by the family bathroom.



Occupying the second floor is a superb bedroom suite, measuring approximately 17'7" x 13'5", complete with its own ensuite shower room and useful eaves storage.

This wonderfully versatile space provides an ideal main bedroom, guest suite or private retreat, offering a welcome degree of separation from the accommodation below.

Outside, the property further benefits from a separate garden room, providing an excellent additional space that could be utilised as a home office, creative studio or hobby room, subject to individual requirements.

The location is another significant attraction. Epsom High Street and mainline railway station are both within easy reach, providing an excellent selection of shops, restaurants, cafés and regular rail services into London.

For those who enjoy the outdoors, the nearby Stamford Green conservation area, local parks and the open spaces of Epsom Downs offer wonderful opportunities for walking, recreation and family activities.

The property is also well positioned for access to a selection of highly regarded local schools.

With its generous accommodation, flexible four bedroom layout and enviable position within a sought after town centre cul de sac, this is a home that offers considerable appeal and deserves closer inspection.

Council Tax band: E

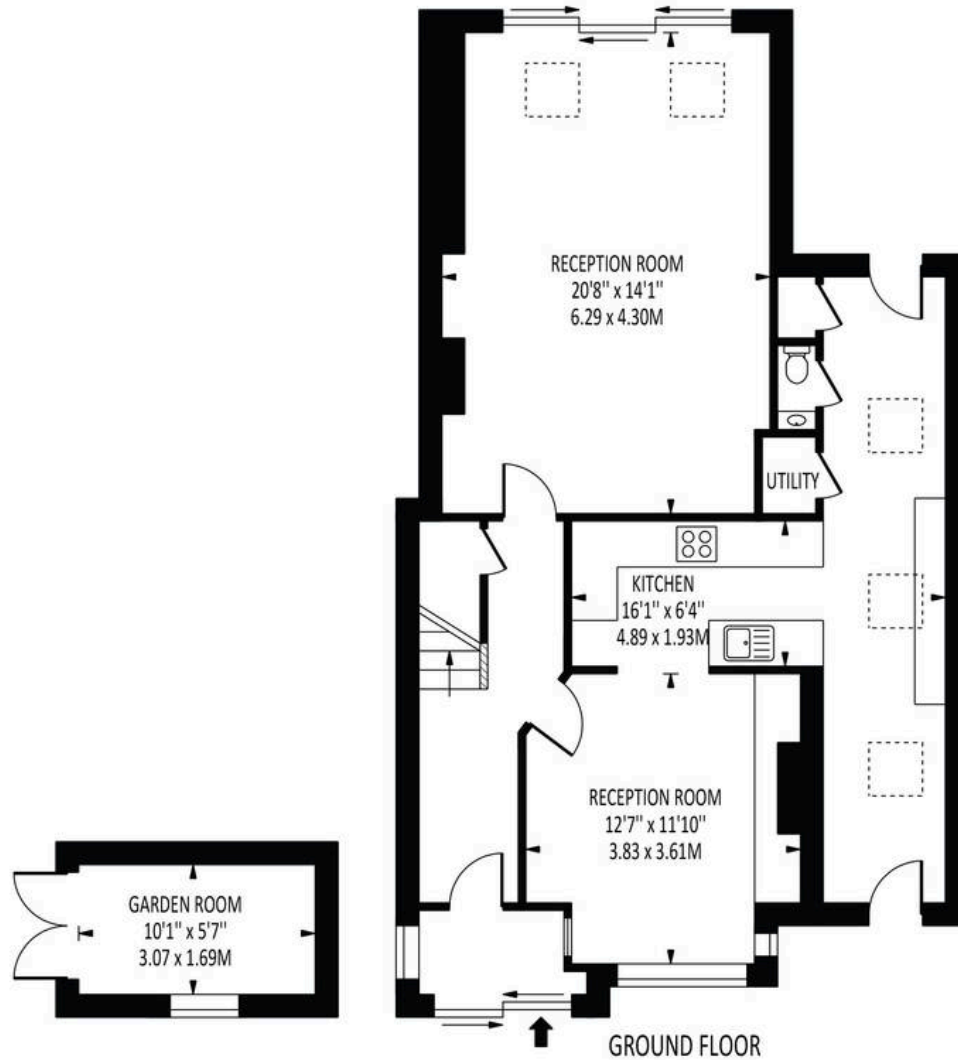
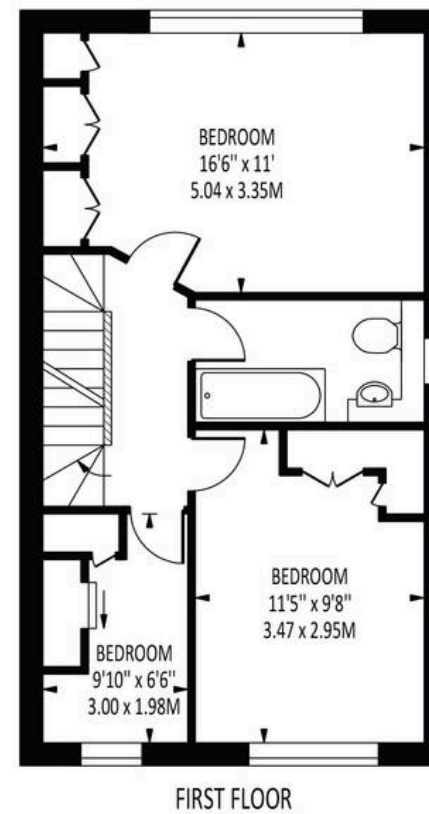
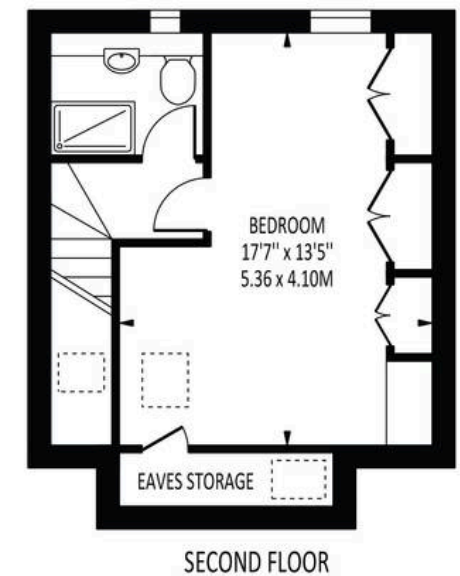
Tenure: Freehold





Horsley Close

Total Area: 1656 SQ FT • 153.84 SQ M
(Including Eaves Storage & Garden Room)
Eaves Storage Area : 24 SQ FT • 2.24 SQ M
Garden Room Area : 56 SQ FT • 5.19 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 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

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