

The PERSONAL Agent

Mimosa Close, Epsom

In Excess of £675,000

Mimosa Close

Epsom

- Popular private cul de sac
- Three bedrooms
- En Suite to master
- Two parking spaces
- Close to Epsom Downs
- Downstairs W/C
- Integrated kitchen appliances
- Private rear garden
- Lounge / Diner
- Potential to extend STPP

Enjoying arguably one of the best positions within this highly desirable private cul de sac this modern semi-detached home enjoys a private, low maintenance rear garden and warrants immediate viewing to fully appreciate its position and high presentation of finish throughout.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow into each other in a modern layout that is perfect for entertaining, social occasions and most importantly caters for the practicalities of day to day life.

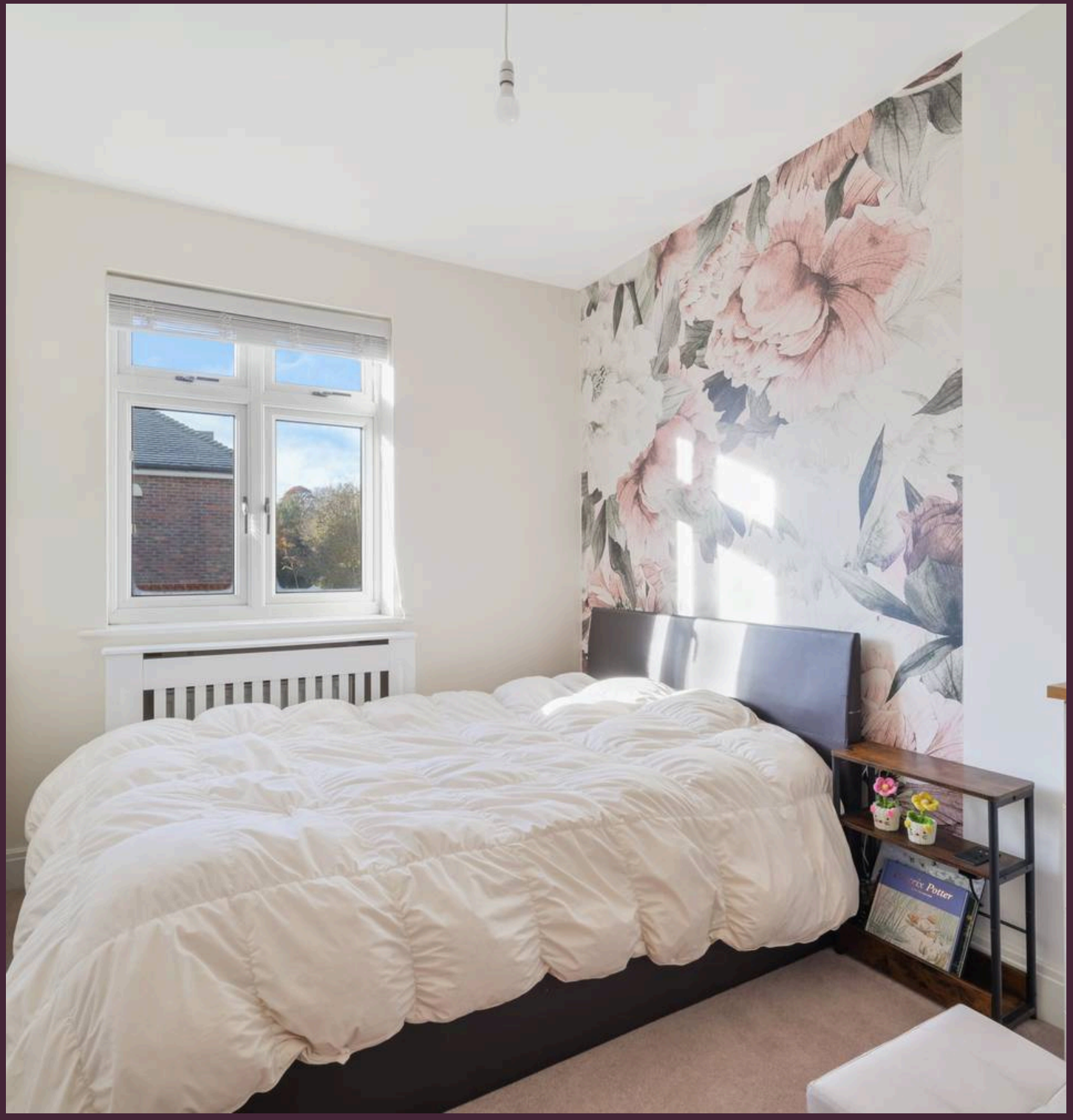
Mimosa Close is a small private cul de sac that is tucked away just off Fir Tree Road and in a sought after area with easy access to Epsom Downs railway station which is just a 10 minute walk away (0.3 mile) whilst the green open spaces of Epsom Downs can be found at the end of the road.











Description

Upon entry the abundance of space and light is immediately apparent as you step into the entrance hallway.

To the right hand side is the modern kitchen complete with integrated appliances and room for a breakfast seating area.

To the rear of the property is the stunning lounge / dining area, with doors leading directly onto the private rear garden, and boasting a large under stair storage cupboard.

The downstairs accommodation is completed by the downstairs w/c.

On the first floor there are three double bedrooms, including the master bedroom with en-suite, as well as the family bathroom.

Outside there is parking for 2 cars to the front of the home.



Epsom Downs offers an idyllic outdoor lifestyle, with wide open chalk downland perfect for long dog walks, morning runs, or relaxed weekend strolls.

Known for its sweeping panoramic views over London and the Surrey countryside, the Downs provide a stunning natural backdrop in every season.

The network of footpaths and bridleways gives residents endless space to explore, while the presence of Epsom Downs Racecourse adds a unique charm and sense of heritage.

Whether you're seeking peaceful green space, fresh air, or a picturesque spot to unwind with family and pets, Epsom Downs is one of the area's most treasured assets.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





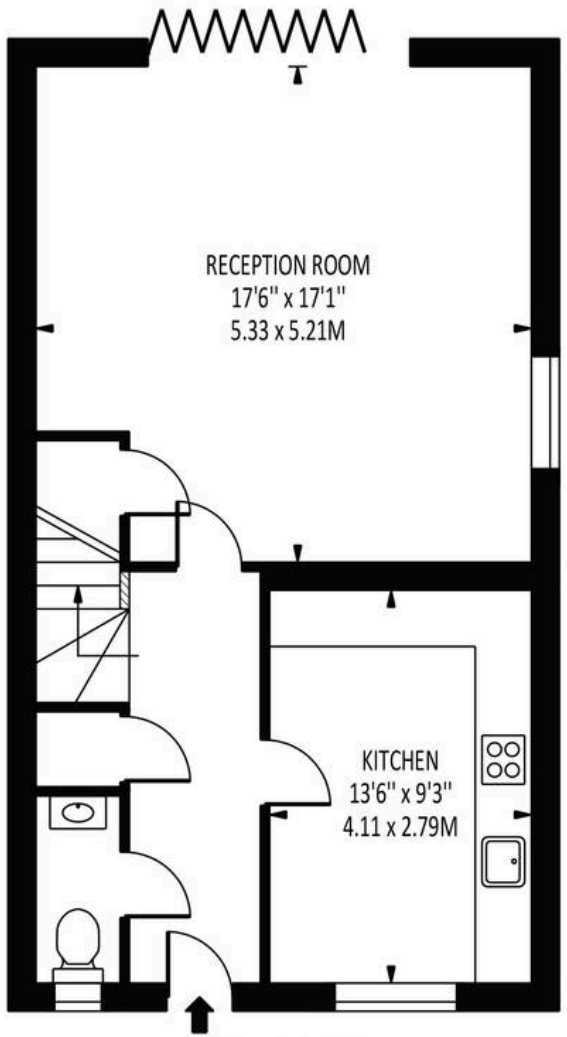




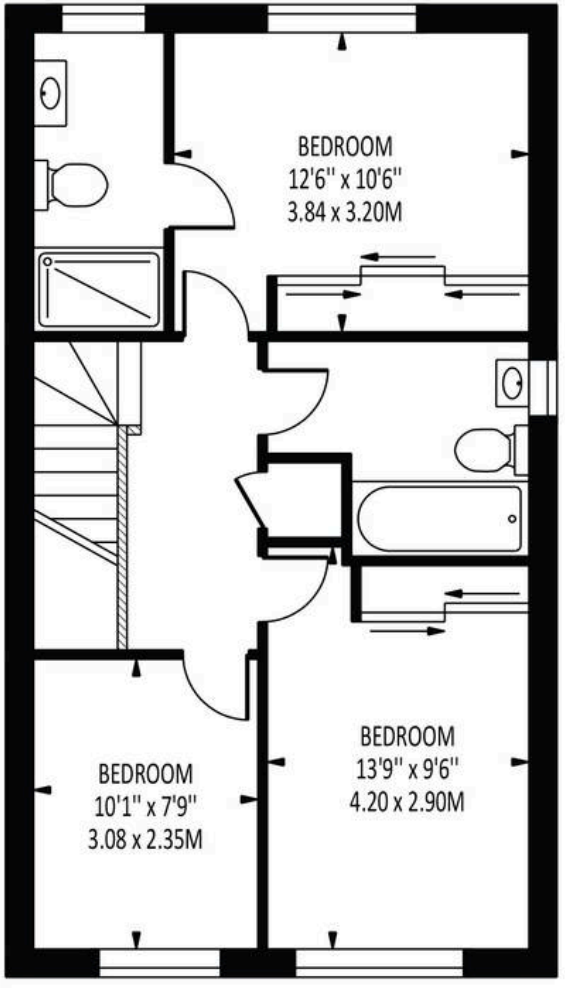
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Total Area: 566 SQ FT • 52.55 SQ M



GROUND FLOOR



FIRST FLOOR

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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