



The **PERSONAL** Agent

9 St. Theresa Close, Epsom
£650,000

9 St. Theresa Close

Epsom

- Modern townhouse
- No onward chain
- Wonderful cul de sac location
- Moments from Rosebery School
- Four spacious bedrooms
- 20ft living room/dining room
- Office nook
- Principal bedroom with ensuite
- Further family bathroom
- Integral garage with off street parking

The Personal Agent are thrilled to present this attractive modern townhouse that enjoys a wonderful position within a desirable cul-de-sac that is just moments from the outstanding Rosebery, St Joseph's Catholic and St Martin's schools and enjoys easy access to Epsom's High Street and mainline rail links. The property has a layout that has not only worked brilliantly for our clients but is also certain to resonate with most buyers wish lists.

Coming to market with no onward with accommodation approaching 1526 Sq. Ft it's hard to imagine a more flexible and versatile layout available within this price point. Furthermore with everything you may need for day to day life so close to your doorstep, this fine home has practicality and longevity in abundance too.





Description

The entrance hall is generous and welcoming, with a first impression that sets the tone for what is to follow. On the ground floor there is a bedroom which is serviced by a downstairs cloakroom which many have converted into a ground floor shower room in similar homes on the road. On the first floor the 20ft reception/dining room is truly the heart of the home and provides a beautiful social space with two sets of French doors that link directly to a balcony space. The kitchen is modern and spacious with a bright feel to it and has a breakfast bar perfect for when you are grabbing an informal bite to eat. The first floor is completed by a little study nook which is a handy space if you work from home.



On the second floor, there is a principal bedroom with an ensuite, two further bedrooms, and a family bathroom. Outside there is ample off street parking to the front, an integral garage which is perfect for bikes and a low maintenance rear garden that measures approximately 40ft. St. Theresa Close is set in a peaceful yet accessible position on the favoured South side of Epsom Town Centre and only a stones throw from Epsom Hospital. Epsom offers excellent rail links into London, a vibrant town centre and superb schools, including Rosebery, which is just moments away. Epsom is a popular commuter town located to the south west of London and offers a good mix of state and independent schools for all age groups. Also, close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away, giving access to both Heathrow and Gatwick airports. Call to view. Sole agent. Tenure - Freehold Annual ground rent amount (£) - Annual service charge amount (£) - Council tax band - G PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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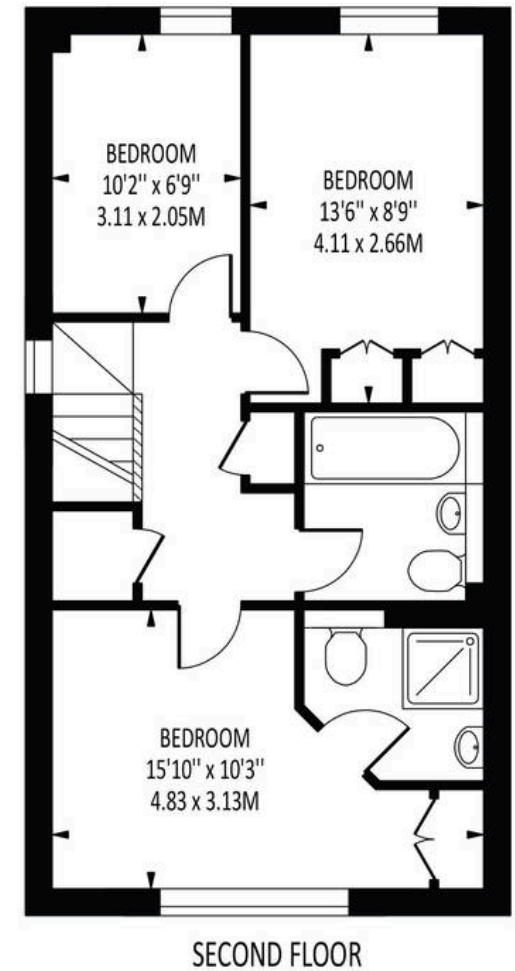
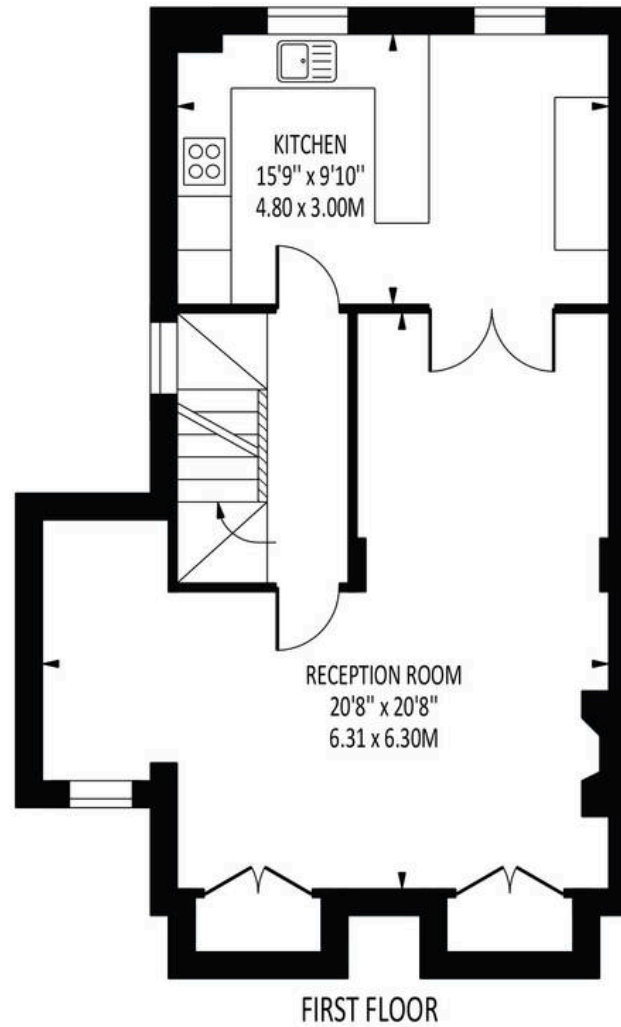
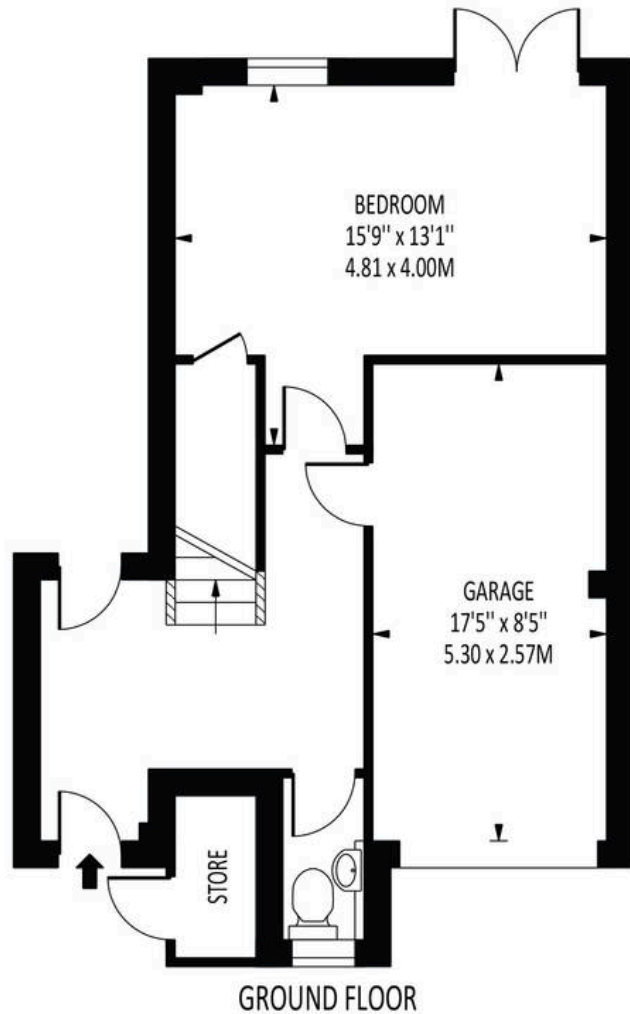
St. Theresa Close

Total Area: 1526 SQ FT • 141.78 SQ M

(Including Garage & Store)

Garage Area : 147 SQ FT • 13.62 SQ M

Store Area : 17 SQ FT • 1.62 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.



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