



The **PERSONAL** Agent

Clemson Mews, Epsom

Guide Price £800,000

Clemson Mews

Epsom

- Heart of Wallace Fields area
- Exceptional school catchment
- Modern semi detached home
- Four well proportioned bedrooms
- Family bathroom and two ensuites
- Spacious kitchen/dining room
- Generous living room
- Downstairs cloakroom
- Secluded walled rear garden
- Allocated parking & moments from Park

Set within a peaceful cul-de-sac in the highly sought-after Wallace Fields area, this beautifully presented four bedroom family home enjoys a superb position just moments from Alexandra Park and the Outstanding-rated Wallace Fields Infant and Junior Schools.

Arranged over three floors, the property combines attractive interiors with practical family accommodation, featuring oak flooring, elegant plantation shutters, a spacious reception room with two sets of French doors and a delightful walled rear garden with mature planting.

With Epsom town centre and excellent transport links close by, this is a wonderful opportunity to enjoy family life in one of the area's most desirable residential settings.





Description

Built in 2007 and beautifully maintained, this attractive home immediately impresses with its welcoming atmosphere and thoughtfully arranged accommodation.

Oak flooring flows through the entrance hall into the generous reception room, where a feature fireplace creates an inviting focal point.

Elegant plantation shutters add a timeless finishing touch, while two sets of French doors open directly onto the rear garden, providing a wonderful connection between the living space and outdoors.

Positioned to the front of the property, the well-appointed kitchen/dining room enjoys a pleasant outlook across the cul-de-sac and offers an excellent space for family meals and entertaining.

A downstairs cloakroom completes the ground floor. Outside, the charming walled rear garden benefits from established planting, creating an attractive, private setting that is equally suited to outdoor dining, relaxation and family enjoyment.



The first floor provides three bedrooms, including a generous principal bedroom with fitted wardrobes and an en suite shower room, alongside a stylish family bathroom. Both feature quality Porcelanosa suites, a brand renowned for its timeless design and enduring quality.

The second floor is devoted to an impressive fourth bedroom with its own Porcelanosa en suite bathroom, offering a wonderfully versatile retreat for guests, older children or those seeking additional privacy.

The location is a particular highlight. Wallace Fields Infant and Junior Schools, both rated Outstanding by Ofsted, are just moments away and represent a significant attraction for families.

Glyn and Rosebery secondary schools are also nearby. Alexandra Park is within a short stroll and provides a wonderful extension of family life, with its popular Café in the Park, tennis courts, children's playground and attractive green spaces. Whether enjoying a morning coffee, a weekend walk or an afternoon with the children, it is a fantastic local amenity.

Epsom town centre offers an excellent selection of shops, restaurants and leisure facilities, while Epsom and Ewell East railway stations provide convenient connections into London.

Combining a peaceful cul-de-sac setting, quality accommodation and an exceptional position for schools and recreation, this is a home perfectly suited to modern family living.

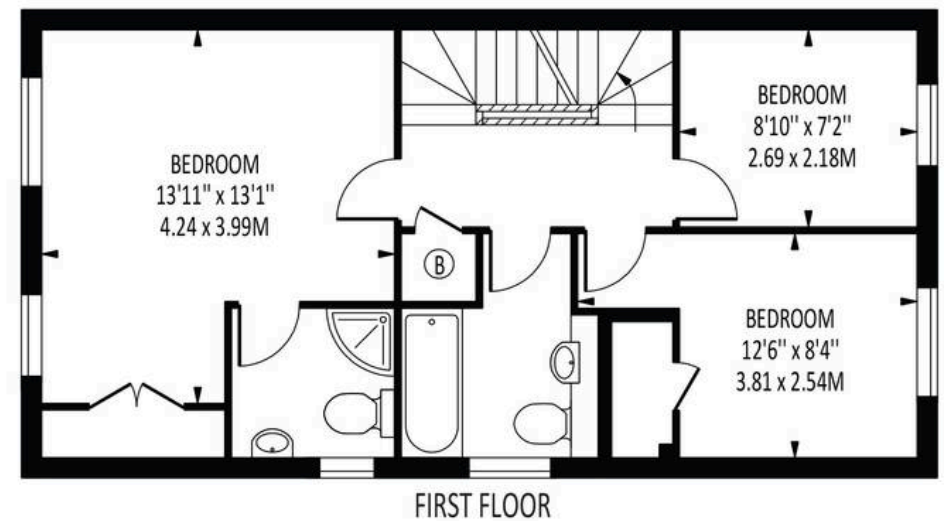
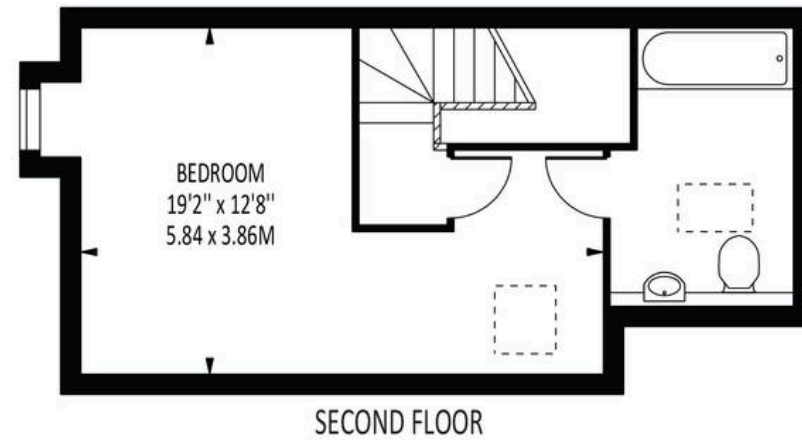
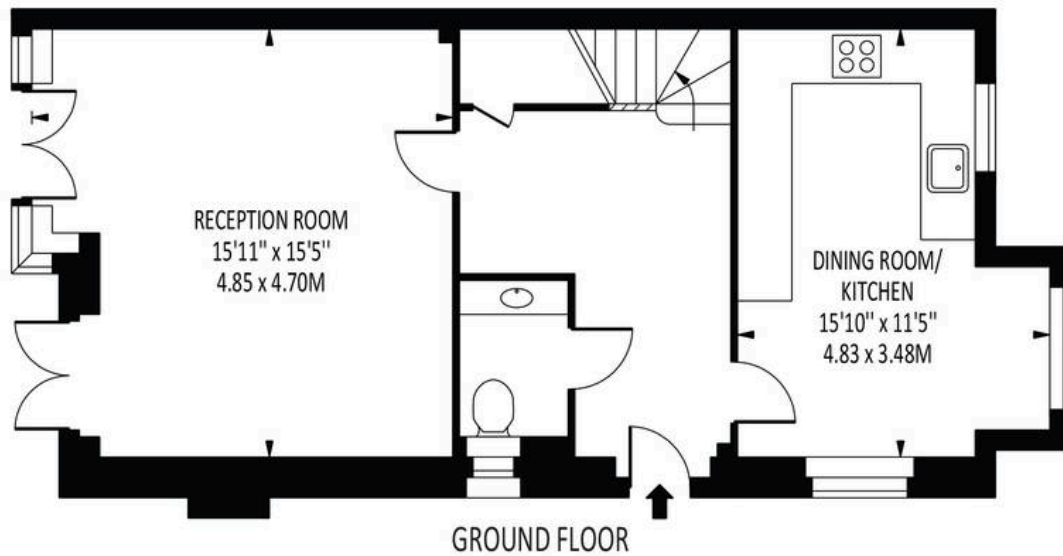
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Disclaimer: For Illustration Purposes only

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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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