



**Price**

**£800,000**

**Freehold**

4x  2x  2x 

**Nower Close, Epsom,  
Surrey, KT18**

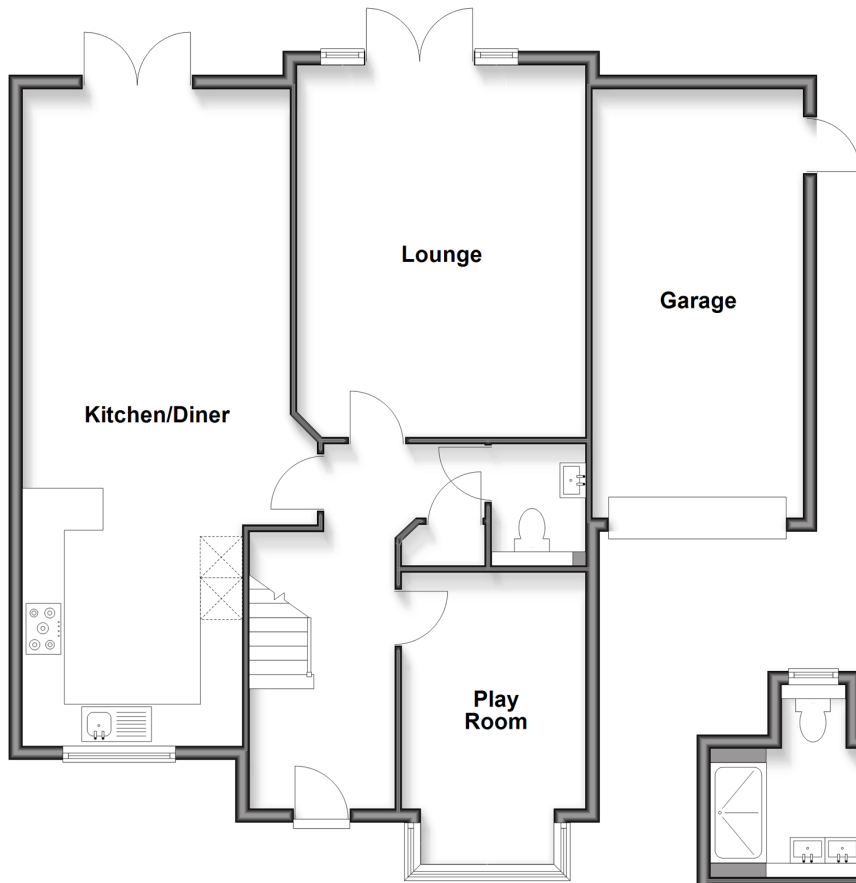
**OVER 60?**

Secure this property  
for up to **59% less!**

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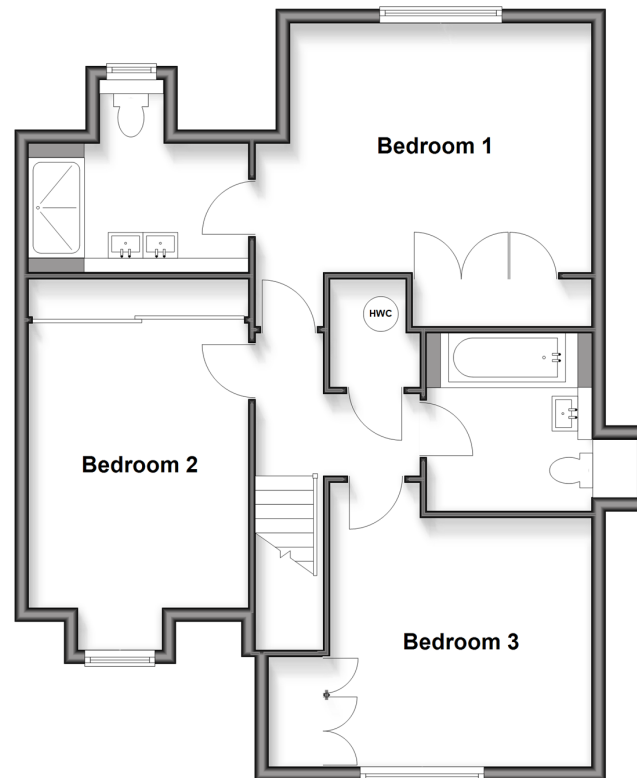
## Ground Floor

Approx. 102.7 sq. metres (1105.0 sq. feet)



## First Floor

Approx. 74.1 sq. metres (797.4 sq. feet)



## Accommodation

### FIRST FLOOR

Entrance Hall

Kitchen/Diner: (L-shaped) 31'0 x 12'4  
(9.46m x 3.76m) plus 10'2 x 10'4 (3.10m x 3.15m)

Lounge: 17'5 x 13'8 (5.31m x 4.17m)

Bedroom 4/Playroom: 13'5 x 8'7 (4.09m x 2.62m)

Cloakroom

### SECOND FLOOR

Landing

Bedroom 1: 14'1 up to fitted wardrobes x 11'7 (4.30m x 3.53m)

En Suite

Bedroom 2: 12'1 x 11'5 (3.69m x 3.48m)

Bedroom 3: 13'7 x 10'3 (4.14m x 3.13m)

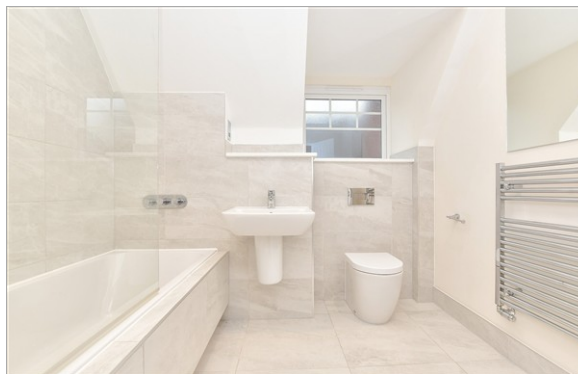
Bathroom

### OUTSIDE

Rear Garden

Garage

Driveway



## Main features

- Modern 4-Bedroom Semi-Detached Home - Built in 2019 by Shanly Homes
- Chain Free - move-in ready with no onward chain
- Located in a quiet cul-de-sac on the outskirts of Epsom, bordering Tadworth and Banstead
- Flexible ground-floor room - ideal as a 4th bedroom, playroom, or home office
- Garage to the side plus driveway parking for one car

## Nearest Schools

Primary Schools: Shawley Community Primary 0.2 miles, Epsom Downs Primary and Children's Centre 0.5 miles, Warren Mead Junior School 0.7 miles  
Secondary Schools: The Beacon School 0.5 miles, Epsom College 1.2 miles, St Margaret's School 1.2 miles

## Transport Information

Train Stations: Tattenham Corner 0.7 miles, Epsom Downs 0.8 miles, Banstead 1.2 miles  
Underground Morden 6.2 miles, South Wimbledon 7.2 miles, Wimbledon 7.4 miles

## Address

Nower Close, Epsom, Surrey, KT18

## Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
B(87)	A(94)

20110284/20260304/SM/LE