



Azor Close, Epsom Downs

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Stunning views over Epsom Downs
- Select private cul de sac
- Modern & immaculately presented home
- 20ft x 15ft living room
- Contemporary kitchen
- Downstairs cloakroom
- Three generous bedrooms (all with wardrobes)
- Ensuite shower room & main bathroom
- Stunning rear garden
- Garage and parking

Presented in exceptional order and occupying a prime position within a highly desirable private cul-de-sac on the edge of world-famous Epsom Downs, this stylish modern home enjoys breathtaking views to the front. Built by Messrs Divine Homes in 2018, the property offers a generous, larger-than-average footprint with flexible accommodation designed for modern living.

Defined reception areas flow seamlessly together, creating an ideal environment for entertaining and social occasions while remaining highly practical for everyday life. Early viewing is strongly recommended to appreciate the quality and presentation throughout.

Azor Close is an exclusive private cul-de-sac of just nine homes, tucked away just off Epsom Lane North. Tattenham Corner railway station is approximately 0.4 miles away, a convenient nine-minute walk, while local convenience stores are just around the corner. The beautiful open spaces of Epsom Downs are also readily accessible at the end of the road.

From the moment you step into the entrance hall, the quality and welcoming feel of this home are immediately apparent. The impressive 20ft x 15ft living room provides a wonderful space for relaxing and entertaining, with bi-folding doors opening directly onto the garden and creating a seamless connection between indoors and out.



The modern kitchen is finished in keeping with the contemporary style of the property and enjoys a fantastic outlook over Epsom Downs to the front. A large built-in storage cupboard and convenient downstairs cloakroom add further practicality.

Upstairs, the accommodation continues with three exceptionally well-proportioned bedrooms, each benefiting from fitted wardrobes or useful cupboard space. The principal bedroom features an ensuite shower room, while a contemporary family bathroom serves the remaining bedrooms. There is excellent storage throughout, complemented by a garage and private parking, making this an exceptionally practical modern home.

Whilst the breathtaking views are undoubtedly the real 'wow' factor, the garden is equally impressive, offering an unusually secluded and private setting for a modern home. Mature flowers and established shrubs create a peaceful oasis, providing an ideal space to relax and unwind. There is also scope to extend to the rear, subject to the necessary planning permissions, should additional accommodation ever be required.

Azor Close is a highly desirable cul-de-sac, ideally positioned close to the wide open spaces of Epsom Downs. There is a choice of Tattenham Corner, Tadworth and Epsom Downs stations nearby, while Epsom, Ewell East and Ewell West stations are also within a short drive, providing fast and

convenient links into London.

For those travelling further afield, the M25 is easily accessible by road. Everyday convenience is well catered for, with local shops close by on Epsom Lane North, ideal for those last-minute essentials. For a wider selection of shops, restaurants and leisure facilities, Epsom town centre is just a couple of miles away, while the popular and vibrant Banstead Village is also within easy reach.

Combining exceptional views, a private garden and excellent transport links, this is a superb location for modern family living.

Tenure - Freehold
Annual service charge amount (£) - 345.00
Council tax band - E

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.





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Total Area: 1251 SQ FT • 116.18 SQ M
(Including Garage)
Garage Area : 225 SQ FT • 20.92 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

