



Albertine Close, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- No onward chain
- Detached family home
- Cul de sac location
- Five double bedrooms
- Over 2800 sq ft of flexible living
- Modern kitchen with luxury appliances
- Three reception rooms and conservatory
- En suite and two further bathrooms
- Landscaped garden with summer house
- Off street parking and garage

*** Guide Price between £1,250,000 and £1,300,000 *** Enjoying a fantastic position within a small cul de sac on the periphery of the world famous Epsom Downs, this deceptively spacious detached family home covering 2835 square foot warrants immediate viewing to fully appreciate its position, flexible accommodation and the huge amount of natural light it offers throughout.

The well designed property provides the perfect design 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.

Properties on this road are rare to come to market and are always popular as they boast easy access to both Epsom Downs, and Tattenham Corner railway stations which are both just a short distance away. A regular bus route is also just a few steps away and there are also local convenience stores just around the corner, not to mention the green open spaces of Nork Park, which can also be found at the end of the road.

As you approach the front of the house, you'll immediately appreciate the stunning frontage and generous detached plot. A spacious driveway provides ample parking for multiple vehicles and includes an EV charger and garage, ensuring convenience for both you and your guests.

Step inside to a bright and welcoming entrance hall, setting the tone for this beautifully presented home, which has been renovated to a high standard throughout. The ground floor is enhanced by elegant walnut flooring, adding warmth and continuity to the living spaces.

The impressive 22ft main reception room is perfectly designed for both relaxation and entertaining, complete with a recently installed inset eco wood log burner, creating a cosy focal



point. A separate dining room features bifold doors opening onto the patio, offering seamless indoor/outdoor living and ample space for a large dining table, ideal for hosting gatherings and special occasions. Two further versatile living spaces include a study and a conservatory, both providing additional comfort and flexibility, with the conservatory also offering direct access to the garden.

The kitchen is a true centrepiece of the home, a thoughtfully designed Modern Sigma3 kitchen with oak doors and contrasting dark grey finishes. It boasts a Corian worktop and island, a Quooker hot tap, insinkerator unit, Siemens Studioline oven, and a Fisher & Paykel fridge freezer. With a seating area and breakfast bar, it's perfect for informal dining or a relaxed morning coffee. Adjacent is a practical and larger than average utility room with direct access to the garden. A convenient cloakroom completes the ground floor.

Upstairs, a central landing leads to five well proportioned double bedrooms, all benefiting from built-in wardrobes. The landing and entire first floor are finished with stylish Amtico oak flooring. The impressive 17 x 14 ft principal suite features a luxurious ensuite bathroom and ample built in storage. A well appointed family bathroom serves the remaining bedrooms, alongside an additional shower room, ideal for guests.

The rear garden is a true highlight, recently landscaped and thoughtfully planted with established specimens alongside a beautiful variety of plants to provide year round interest. Arranged over two levels, it offers both functionality and charm. A paved terrace directly from the house is perfect for outdoor entertaining, while steps lead up to a generous lawn bordered by mature shrubs and trees, creating a private and tranquil setting, equally suited for relaxation or children at play.

To the rear corner of the garden sits an impressive 18ft x 12ft insulated and soundproofed summer house, which has been utilised as a playroom, outdoor bar, and gym, offering fantastic versatility.

All in all, you'll be hard pushed to find a better home offering such flexibility, space, and quality for a growing family.

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.

Tenure - Freehold
Council Tax Band - G





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Total Area: 2835 SQ FT • 263.42 SQ M
(Including Garage & Summer House)
Garage Area : 248 SQ FT • 23.03 SQ M
Summer House Area : 202 SQ FT • 18.81 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		
(81-91)	B		
(69-80)	C	71	77
(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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