



Holland Close, Epsom





# Offers In Excess Of £650,000 Freehold

- Modern detached home
- Four spacious double bedrooms
- Desirable cul-de sac location
- Two reception rooms
- Kitchen linking to breakfast area
- En-suite shower room & family bathroom
- Downstairs cloakroom
- 55' x 34' South/Westerly garden
- Ample parking with driveway to side
- Excellent school catchment



A beautifully presented modern detached home, set within a rarely available cul-de sac on the periphery of Epsom's sought after Chase Estate. Well positioned for excellent local schools and Epsom's mainline rail links, the property warrants immediate inspection to fully appreciate its position and accommodation it enjoys.

The well-designed accommodation provides the perfect layout for modern family living, with defined reception areas that seamlessly flow in to each other in a bright & traditional layout, which is perfect for entertaining, social occasions and most importantly, day to day life.

The accommodation is both highly practical and bright with the ground floor comprising a spacious, welcoming and bright entrance hallway, a fitted kitchen that links to a beautiful breakfast area, 16ft living room and separate dining room with

French doors opening onto the South/Westerly facing rear garden. From a practical sense, the ground floor is completed by a downstairs cloakroom.

On the first floor the impressive accommodation continues with a spacious master bedroom with en-suite shower room and fitted wardrobes, a further double bedroom with fitted wardrobes and a modern family bathroom.

The top floor comprises two further double bedrooms that completes this extremely well balanced home.

Further noteworthy points to mention include a fully enclosed South/Westerly facing rear garden that wraps around the property and provides significant cope to extend STPP and a driveway with parking to the side of the home.

Holland Close is a quiet and well regarded residential cul-de sac that was completed in 2009, the property is ideally located for Stamford Green & Southfield Park primary schools, on the doorstep of Long Grove Park and nearby Horton Country park which provides enjoyable walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Viewing is strongly advised by vendors' sole agent.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.







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