



Ethel Bailey Close, Epsom



Guide Price £825,000

Freehold

- Modern detached family home
- Five sizable bedrooms
- 18ft living/family room
- Separate playroom
- 21ft kitchen/dining room
- En-suite shower room & main bathroom
- Utility room & d/s cloakroom
- South/easterly facing garden
- Periphery of Country Park & walk to station
- Still under NHBC warranty

Set in a superb position within the heart of a small gated community this impressive detached family home should be viewed first hand to be fully appreciated.

Presented to the market in very good condition, this well designed home features five generously proportioned bedrooms, two bathrooms, a large kitchen/diner that is the heart of the home, 18ft living room with doors to the garden, separate playroom, downstairs W.C and a separate utility room too. There is a driveway with two parking spaces with further visitors bays available within the development.

The outside space also works perfectly with a low maintenance rear garden that benefits from a sunny Southerly aspect, patio and garden shed. There is a lockable gate that provides access to the front which is mainly laid to lawn with flower and shrub borders.



Further noteworthy points to mention include excellent school catchment, easy access to Horton Country park, Stamford Green conservation area, David Lloyd leisure centre and the remainder of the NHBC new build guarantee.

Viewing is strongly advised to fully appreciate this fine modern home.

As mentioned, due to the age of the property it is still covered under the full NHBC warranty (which expires in 2027). The house is perfect for a growing family and is ideally located for the excellent Stamford Green Primary School (Ofsted outstanding), with the school's West Gate located under a minutes walk away.

However, the property would also be just as suited to a professional couple who can potentially grow into the home due to its numerous stand out features and exceptional position and location.

The property is located on the cusp of town in a peaceful position. The ability to walk straight out onto the surrounding countryside and then on to nearby Epsom Common is a huge bonus. Also within close proximity is a David Lloyd Health and Racquet Club along with the ever popular Hobbledown Farm and Horton Country Park.

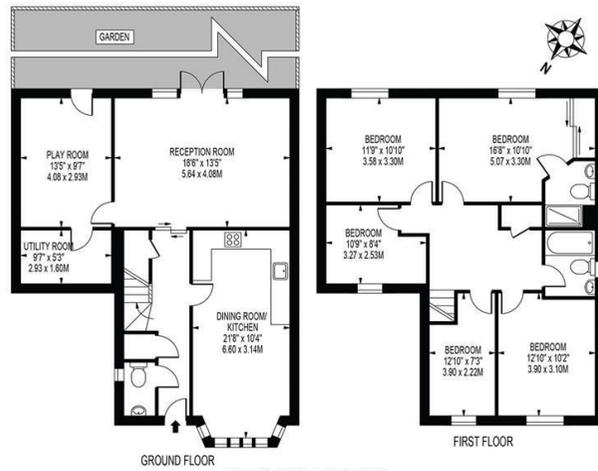
Epsom is a hugely popular commuter town with a bustling High Street and direct rail links to both London Waterloo and London Victoria. The M25 and A3 are easily accessible. The area boasts some fantastic schooling options in both the state and private sectors.





ETHEL BAILEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1588 SQ FT - 147.54 SQ M



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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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