



**Hazel Close, Epsom, KT19 8FW**



## Guide price

£570,000

## Freehold

- Detached family home
- Spacious living/dining room
- Generous conservatory
- Downstairs W.C
- Modern kitchen
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Garage to side & driveway
- Short walk to Zone 6 station

Surrounded by acres of private parkland and enjoying an excellent position within a Cul-de sac that fronts onto a green, The Personal Agent are proud to present this extremely well appointed detached family home, that enjoys a conservatory extension that adds valuable and flexible living space. The property enjoys many upgrades and is offered in good order throughout.

The property is set within a cul-de sac on the periphery of the desirable Parkview development, and has been specifically designed to offer everything you could require for wonderfully balanced modern family living. Coupled with enjoying an enviable position, the property benefits from being just a short walk from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, and is also within close proximity of many great primary and secondary schools, including Rosebery, Blenheim and Glyn.

Immediate viewing is strongly advised.



As you step into the entrance hall the quality of finish is immediately apparent with marble tiled flooring. The kitchen which also enjoys marble tiled flooring as well as a convenient layout that offers space for a breakfast bar is well equipped and has a pleasant outlook. The living/dining room not only offers the perfect space for entertaining, it creates a wonderful social family space in the very heart of the home, and links directly to the conservatory which opens to the rear garden. The ground floor goes on to provide a large downstairs cloakroom, under stairs cupboard and a garage to the side, which has a boarded roof with lights and a built-in ladder access, which also provides further scope to be converted into a reception space or work from home office.

The entire ground floor benefits from underfloor heating as well as an enormous amount of natural light that floods the property through its large windows. A further noteworthy point to mention is the air circulation/ventilation system with Eco friendly heat recovery system.

The master bedroom suite benefits from fitted wardrobes and an en-suite shower room, the two further bedrooms are well proportioned as is the family bathroom. There is a large loft space which is great for storage but also offers the potential to convert too if desired. Outside there is a fully enclosed rear garden with patio area, garden shed and summer house and to the front is a driveway with parking and the communal parkland green.







Ground Floor

First Floor

Hazel Close, Epsom  
 Total Area: 96.4 m<sup>2</sup> ... 1038 ft<sup>2</sup> (excluding garage, garden)  
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