



Medina Square, Epsom, KT19 7NS



Guide price

£650,000

Freehold

- Three double bedrooms
- Stunning modern town house
- Three en-suite shower rooms
- Refitted 20Ft kitchen/dining room
- Living room & family room
- 2 X cloakrooms & utility room
- Garage in block, extra storage & parking
- Over 1560 Sq Ft of space
- Central communal garden
- Private rear garden

Located within a desirable gated mews on the highly sought after Clarendon Park, this deceptively spacious three double bedroom town house is offered to the market (in our opinion) in exceptionally good order throughout having been the subject of a comprehensive refurbishment program by the current owners.

The property benefits from highly flexible and bright accommodation, cleverly laid out over three floors with over 1560 Sq Ft of space.

Benefitting from a design that embraces modern family living but also has amazing entertaining spaces suitable for all social occasions, it would be difficult to find a better balanced and more versatile home than the one we offer here.

Couple this with being just a stones throw from the bus stop and a short walk from the open spaces of Horton Country Park and this impressive house really caters for all needs.



The ground floor benefits from really impressive accommodation comprising from a 20ft x 15ft refitted kitchen/dining room with plantation shutters and French doors opening to the garden and a central kitchen island, a utility room, downstairs cloakroom and a spacious family room which could be utilised as a snug, formal dining room or fourth bedroom, subject to the individuals requirements.

The well proportioned accommodation continues on the first floor with a 17ft landing area with double doors opening to the living room which has a tasteful fireplace as its centrepiece. The first guest bedroom benefits from a refitted en-suite shower and fitted wardrobe and from the landing area the layout is completed by a cloakroom.

The second floor has been cleverly re-worked to provide two extremely generous bedrooms, with the original master bedroom set at the front of the property with an elevated outlook over the mews, en-suite shower room and a double built-in wardrobe. The second guest bedroom has built-in wardrobes too and is served by another re-fitted en-suite. The 30ft garden enjoys access to the rear and there is a well maintained central communal garden which is gated with access to the front and rear of the mews.

Noteworthy points to mention include a generous garage in block with fitted loft storage area, power and electronically operated door, allocated parking bay, visitors parking, and within the fixed catchment area for Southfield Park Primary school.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	78	89
B	C	78	89
C	D	78	89
D	E	78	89
E	F	78	89
F	G	78	89

England & Wales

Epsom Office
 2 West Street
 Epsom, Surrey KT18 7RG
 T: 01372 745 850

Ewell Office
 220 Chessington Road
 West Ewell, Surrey KT19 9XA
 T: 020 8394 1234

Stoneleigh Office
 62 Stoneleigh Broadway
 Stoneleigh, Surrey KT17 2HS
 T: 020 8393 9411

Banstead Office
 141 High Street Banstead,
 Surrey SM7 2NS
 T: 01737 333699

the personalagent
 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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