



Osprey Drive,



£475,000

Freehold

- Absolutely stunning home
- Very well presented
- Three double bedrooms
- Dressing room & ensuite
- Family bathroom
- Kitchen with granite worktops
- Spacious living/dining room
- Downstairs cloakroom
- Landscaped secluded garden
- Allocated parking & visitors spaces
- Vendor suited

Presented in very good condition and located in a highly desirable private cul de sac, on the periphery of the world famous Epsom Downs, is this stylish and contemporary modern home.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life. The spacious living/dining room is open plan with access to the landscaped rear garden and there is a fantastic kitchen with granite too. The master bedroom is set on the top floor and enjoys a dressing room and ensuite shower room, on the first floor are two further genuine double bedrooms, a bathroom and all completed by a downstairs cloakroom too.

Properties of this style and calibre, in this private position are rarely available and because of this we are recommending immediate inspection.



Arranged over three floors, a spacious internal layout reveals extremely well balanced accommodation that can suit a multitude of buyers, so whether you are a first time buyer, looking for more space than you already have or perhaps wanting to downsize but not downgrade or compromise, this immaculately presented home can deliver on every level.

The property enjoys three genuine double bedrooms, spacious reception room with direct access to a lovely landscaped rear garden, fitted kitchen with granite work surfaces, modern family bathroom, dressing room with ensuite shower room to the master suite and a downstairs cloakroom.

Osprey Drive is a highly sought-after and rarely available private cul de-sac located on the North side of the Epsom Downs within walking distance of the Tattenham Corner area. It is situated within close proximity of the Tattenham Corner parade with its comprehensive range of shops but also only a short walk from the open spaces of the Epsom Downs with its racecourse and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Tattenham Corner to London Bridge and the nearby Epsom station to London Waterloo and London Victoria, there is easy access to the M25 and A3 with Gatwick and Heathrow airports within driving distance.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(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	

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

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.





the personal agent

