



Lindsay Close, Epsom



# Guide Price £750,000

## Freehold

- No ongoing chain
- Spacious detached home
- Superb Cul-de sac location
- Three generous bedrooms
- Stones' throw from Epsom Town Centre
- Close to mainline Train Station
- Excellent school catchment
- Garage & off-street parking for two cars
- 60ft x 45ft Westerly garden



Set within one of Epsom's most premier areas, in a small Cul-de sac which is just a short walk of the town centre and railway station, this deceptively spacious detached family home benefits from a fantastic position, good sized frontage with driveway, garage to side and offers significant scope to extend further in line with neighbouring homes if desired to create your dream family home.

The property offers a wonderfully bright and light accommodation alongside a glorious Westerly facing garden measuring 60ft x 45ft with a detached work from home office. The generous rooms are set out over two floors and enjoys an incredibly well balanced layout that can be easily added to or adapted to suit the new owners requirements.

Couple this with being just a short walk from the town centre and railway station, and close proximity of the open spaces of

the Stamford Green Conservation area, this impressive house really caters for all needs. Sole agent.

As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident. The entrance hall leads to an impressive open plan living/dining room measuring 29ft x 20ft. The living area enjoys a wood burning stove and the dining room has doors to the garden. The kitchen links with a dining area and provides access to the separate playroom/lean to. The ground floor is completed by a downstairs W.C.

On the first floor are three bedrooms, all of which are generous and are served by a family bathroom. There is a stunning West facing rear garden that is an amazing size, detached studio/work from home office, large driveway, oversized garage and huge scope to extend STPP.

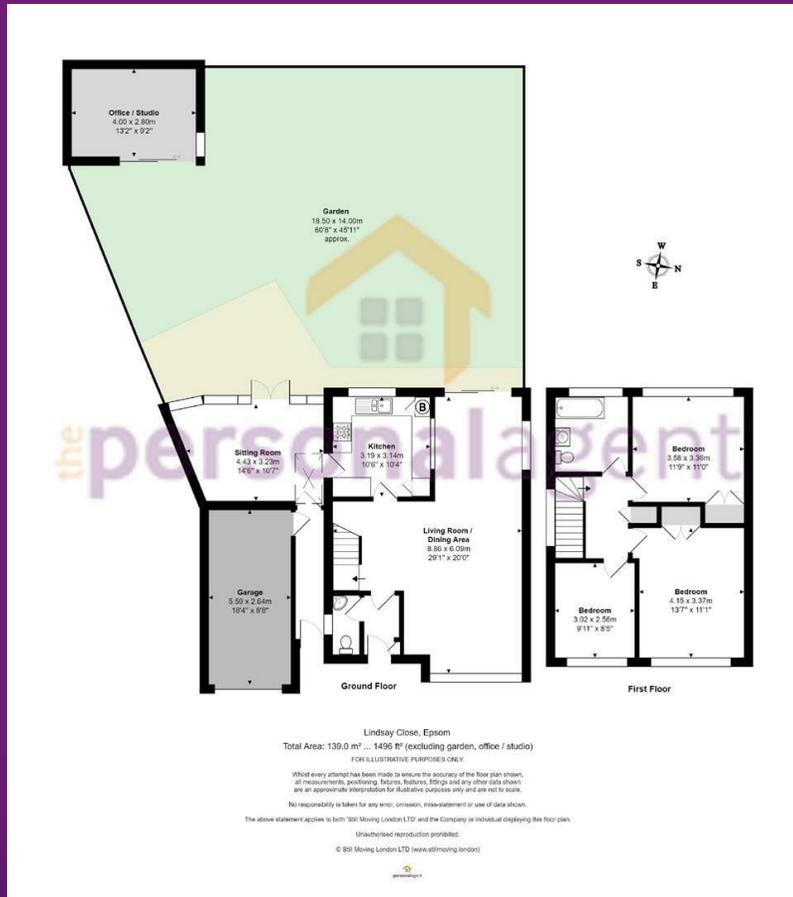
Location: Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	84
(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**