



Rona Maclean Close, Epsom



# Guide Price £600,000

## Freehold

- No ongoing chain
- Private gated development
- Modern semi-detached home
- Three generous bedrooms
- En-suite shower room & bathroom
- Stunning kitchen/dining room
- Spacious living room
- Downstairs W.C
- Gated development & private road
- Moments from Primary & Nursery School's West Gate



Offered with no ongoing chain, this wonderful modern family home is offered to the market in fantastic condition. Set within a gated cul de sac, the property is only a few years old and enjoys arguably one of the best positions with a generous frontage, driveway with parking for two cars and a South/Easterly facing rear garden.

Ideally located for the excellent Stamford Green Primary School, (the school's West Gate is under a minute walk away) this impressive home warrants immediate inspection to see just why we feel it is such a special prospect. With fields at the entrance of the development and the surrounding Epsom Common and Horton Country Park, you can enjoy this semi-rural feel with all the practicalities of the town and modern home living.

The property offers well laid out and generously proportioned

accommodation, arranged over two floors that enjoys a huge amount of natural light, making this home a must see.

Call to arrange your viewing. Sole agent.

To the ground floor a welcoming entrance hall with tiled floor leads through to a bay fronted lounge, this in turn links to a beautifully finished kitchen/diner with doors opening out to the garden and there is a downstairs W.C. Upstairs the generous master bedroom offers built in wardrobes and a beautiful en-suite shower room, whilst the two further well proportioned bedrooms are both served by a family bathroom.

The level of finish and specification of this property is at a high level throughout, including Porcelanosa tiling and sanitary ware throughout all the bathrooms, Porcelanosa tiling in the entrance hall and kitchen and an upgraded quartz worktops with matching splash-back.

The property is set in an idyllic position surrounded by parkland on the edge of Epsom Common and Horton Country Park. Epsom Town Centre is within walking distance and offers a wide range of shops, restaurants and amenities, Epsom's mainline rail station offers excellent train links into London Waterloo, London Victoria and London Bridge. With the added bonus of a regular bus route just across the road from the property that provides quick and easy access to the town centre and station. Other amenities nearby include Hobbledown and David Lloyd fitness & leisure centre, both of which are within easy walking distance from the property.

There are some fantastic schools to choose from in the area, both primary and secondary options.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**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.





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