



Buxton Close,

 the personalagent

£590,000

Freehold

- Over 1375 Sq Ft of space
- Three double bedrooms
- Stunning kitchen/dining room
- Spacious living room linking to garden
- Detached office/study
- En-suite shower room
- Downstairs cloakroom
- Family bathroom
- Private driveway & garage/store
- Landscaped Southerly garden

Located within the highly desirable Livingstone Park less than a mile from Epsom railway station and town centre, this attractive and deceptively spacious modern family home benefits from flexible and bright accommodation laid out over three floors with over 1375 Sq Ft of space.

The property has been cleverly extended by the current owners to maximise the ground floor accommodation, coupled with a sympathetic conversion of the garage space that now enjoys a work from home office, it provides an impressive ground floor footprint that really caters for a modern family's day to day living requirements.

The generous accommodation continues on the first and second floors with three genuine double bedrooms, en-suite shower room and a family bathroom. The property is set within a small cul de sac that is within meters from the surrounding parkland and provides easy access to Horton Country Park, David Lloyd leisure centre and is within the catchment of Southfield Park primary school.



The accommodation is both highly practical and bright with the ground floor comprising a stunning extended kitchen/dining room with integrated appliances, space for a dining table and a nice outlook over the green, an impressive living room with French doors to the garden, useful detached study/home office and a downstairs cloakroom.

On the first floor there are two generous double bedrooms that are served by a family bathroom and on the top floor is an impressive master bedroom with ample built-in wardrobes and a large en-suite shower room. Outside there is a fully enclosed Southerly facing garden and driveway with parking to the side with access to the remaining garage/store.

Livingstone Park is a quiet and well regarded residential development, ideally located for Southfield Park primary school and on the doorstep Horton Country park which provide enjoying walks/bike rides in a tranquil setting. Equally convenient for Epsom centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are great transport links at Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

This home stands out from the crowd and warrants early viewing to appreciate its position.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(81-91) B		
(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	

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