



Hillcrest Close, Epsom



£725,000

Freehold

- Five bedroom detached family home
- En-suite bathroom & modern shower room
- Popular & much requested cul-de sac
- Tandem garage & block paved driveway
- Potential to extend (STPP)
- Potentially no onward chain
- Close to Epsom Downs & Epsom centre
- 85ft x 35ft secluded rear garden
- Light & spacious accommodation
- Ample built-in storage



Set in a delightful and quiet residential cul de sac, this fantastic family home enjoys a truly enviable position towards the end of this no through road, located within equal distance of Epsom High Street and the open spaces of Epsom Downs.

Offered to the market with potentially no onward chain, the property offers large rooms which are flooded with light from the large picture windows.

With a generous rear garden and an integral tandem garage, which provides the scope to convert if desired or even to extend to the rear (STPP). We would highly recommend arranging a viewing at your earliest convenience.

Description: Offered to the market with potentially no onward chain, this spacious detached home must be viewed to fully appreciate its enviable position. With generous accommodation, the ground floor is dominated by the huge open plan lounge/dining room, which opens onto a terrace overlooking the 85ft secluded rear garden. The modern kitchen is located at the front of the house and a downstairs W/C with utility cupboard is accessed from the entrance hallway.

The first floor is equally impressive, with five bedrooms there is ample built-in wardrobes and additional storage. In addition, the family shower room has been updated and there is an en-suite bathroom to the master bedroom.

The front garden has been landscaped for effect and low maintenance, providing a smart first impression, alongside the replaced block paved driveway. The rear garden enjoys a private aspect. It is a particularly good size measuring 85ft x 35ft. The plot is larger than many of the neighbouring homes and may offer scope to extend to the rear or part convert the garage if desired (STPP).

Location: Hillcrest Close is a peaceful residential cul de sac of modern family homes. Located on the favoured side of Epsom, the property is well positioned for local schools and it is possible to walk to the Downs & town centre. The property provides easy access to the M25 as well as rail links at nearby Epsom Downs Station and Epsom's mainline station.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	49	
(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

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.





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