



Holly Close, Epsom



Guide Price £585,000

Freehold

- Stunning detached home
- Spacious living room
- Impressive kitchen/dining room
- Downstairs W.C
- Master bedroom with en-suite
- Two further generous bedrooms
- Family bathroom
- South facing garden
- Short walk to Zone 6 station
- Garage & driveway



Surrounded by acres of private parkland and enjoying an excellent corner plot position with a great outlook to the front, The Personal Agent are proud to present this extremely well appointed detached family home, that enjoys a contemporary open plan layout on the ground floor and is offered in immaculate order throughout.

The property is set within a cul-de sac in the heart of the desirable Parkview development, and has been specifically designed to offer everything you could require for wonderfully balanced modern family living. Coupled with enjoying an enviable position, the property benefits from being just a short walk from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, and is also within close proximity of many great primary and secondary schools, including Rosebery, Blenheim and Glyn.

As you step into the generous entrance hall the high quality of finish is immediately apparent as is the well thought-out blend of versatile accommodation.

Immediate inspection is strongly advised to avoid disappointment.

The kitchen/dining room with underfloor heating not only offers the perfect space for entertaining, it creates a wonderful social family space in the very heart of the home linking directly to the living room as well as having doors opening to the rear garden.

The ground floor goes on to provide a large downstairs cloakroom and a garage with power, light and parking to the rear.

The entire ground floor benefits from underfloor heating as well as an enormous amount of natural light that floods the

property through its large windows. A further noteworthy point to mention is the air circulation/ventilation system with Eco friendly heat recovery system.

The master bedroom suite benefits from fitted wardrobes and an ensuite shower room, the two further bedrooms are excellently proportioned as is the family bathroom. There is a large loft space which is great for storage but also offers the potential to convert too if desired.

A real feature of the property is the South facing walled garden which has been professionally landscaped and enjoys an excellent degree of privacy compared to similar properties within the development and with it benefitting from the most favoured of aspects, it really completes this particularly well balanced home. There is also an awning and gate with side access.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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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