



**KAYBRIDGE**  
RESIDENTIAL



**Winter Close, Epsom, London, KT17 1AH**  
**Offers in excess of £575,000**

# Winter Close, Epsom, London, KT17 1AH

- Chain Free
- Freehold
- Immaculately presented
  - Cul-de sac location
  - Four Double bedrooms
  - Spacious Lounge/Diner
  - Ensuite shower room
    - Downstairs W.C
- Short walk to town/station
- Allocated parking spaces

An excellent opportunity to acquire this individual four/five bedrooms family home tucked away in a peaceful residential cul-de-sac, this attractive and spacious terrace property is offered to the market CHAIN FREE and is in outstanding condition and benefits from remainder of the 10 year new home warranty.

Built by an award winning developer and benefitting from the remaining NHBC guarantee, the property enjoys a great, private position towards the middle of the development and within easy reach of Epsom rail station and vibrant high street which is only 0.4 miles away the property lies within an outstanding school catchment which includes Glen secondary!

The property comprises a generous kitchen/dining





room to the rear with French doors to the garden, a study which could be utilised as an occasional fifth bedroom, downstairs W.C, and a spacious living room with Juliette balcony and master double bedroom with en-suite on the first floor. On the second floor there are three well proportioned bedrooms and a family bathroom.

Further noteworthy points to mention about this property include; Freehold property, 5 remaining years on the NHBC warranty, allocated parking and a fully enclosed rear garden that enjoys a private and secluded South/Easterly aspect and with rear access to a garden..

### **Local Area**

The property is located close to a Epsom town in a peaceful position. The ability to walk out onto the countryside and the nearby Epsom Common is a huge bonus. Also the property within close proximity is a David Lloyd Health and Racquet Club along with the ever popular Hobbledown Farm and Horton Country Park.

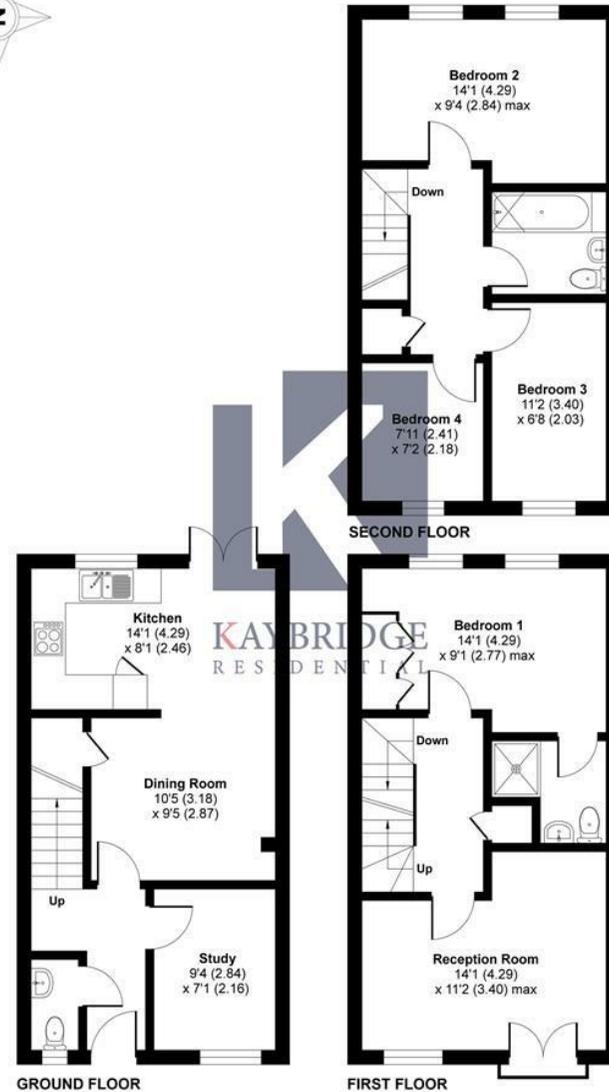
Epsom is a hugely popular commuter town with a bustling High Street and direct rail links to both London Waterloo and London Victoria. The M25 and A3 are easily accessible. The area boasts some fantastic schooling options in both the state and private sectors.



# Winter Close, Epsom, KT17

Approximate Area = 1194 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 662519

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		87	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE  
 T: 0208 004 0474  
 E: info@kbridge.co.uk  
 www.kbridge.co.uk

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