



AMBER CLOSE, EPSOM, SURREY, KT17

OFFERS OVER **£850,000**

FREEHOLD

Winkworth





REIGATE ROAD

EPSOM, SURREY, KT17

BEAUTIFULLY PRESENTED THROUGHOUT, THIS IMPRESSIVE MODERN SEMI-DETACHED FAMILY HOME IS ARRANGED OVER THREE FLOORS, AND IS WITHIN EASY REACH OF EPSOM DOWNS.

Ideally situated for local shops and amenities, within walking distance of Epsom Downs Train Station, and just minutes from Epsom Racecourse. The popular market town of Epsom is nearby, with its High Street that has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of well-regarded schools for all age groups.



REIGATE ROAD EPSOM, SURREY, KT17

Built by award winning developer Antler homes in 2013, this four bedroom family home is located in a small private cul de sac that is tucked away just off Ruden Way and in an area that is much requested and sought-after.

From the entrance hall, the contemporary open plan kitchen/family room features built-in appliances including a double oven, 5 ring gas hob, microwave and dishwasher, wine fridge, granite work surfaces, eye and base level units along with island for casual dining. The family area leads to a conservatory which enjoys direct access to the South-Easterly aspect garden, measuring approximately 60ft. A separate study, downstairs cloakroom, and integral garage complete the ground floor.

Stairs rise to the first floor which boasts a 22ft Living room with Juliet Balcony overlooking the garden, master bedroom with wardrobes and en-suite, guest bedroom with wardrobes and a further shower room.

The second floor provides two further bedrooms and a family bathroom, along with a useful storage room.

Outside, there is a driveway with parking for two cars, front garden, gated access to the side for access to the rear garden with its patio, lawn and decked seating areas along with an attractive summerhouse.

This well proportioned family home is beautifully presented throughout, and set in a quiet location.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Kitchen/Family Room - 21'10" x 12'8" (6.65m x 3.87m)
- Conservatory - 11'10" x 9'7" (3.60m x 2.92m)
- Study - 10'8" x 7'2" (3.25m x 2.18m)
- Downstairs WC
- Living Room - 21'10" x 12'8" (6.65m x 3.87m)
- Bedroom 1 - 12'0" x 10'3" (3.66m x 3.12m)
- Ensuite Shower
- Bedroom 2 - 10'8" x 9'2" (3.25m x 2.79m)
- Shower Room
- Bedroom 3 - 15'2" x 8'11" (4.62m x 2.72m)
- Bedroom 4 - 10'3" x 7'3" (3.12m x 2.21m)
- Family Bathroom - 7'8" x 7'5" (2.34m x 2.26m)
- Storage Room
- Garage - 18'0" x 9'11" (5.49m x 3.02m)
- Rear Garden - 60' (18.28m) approximately





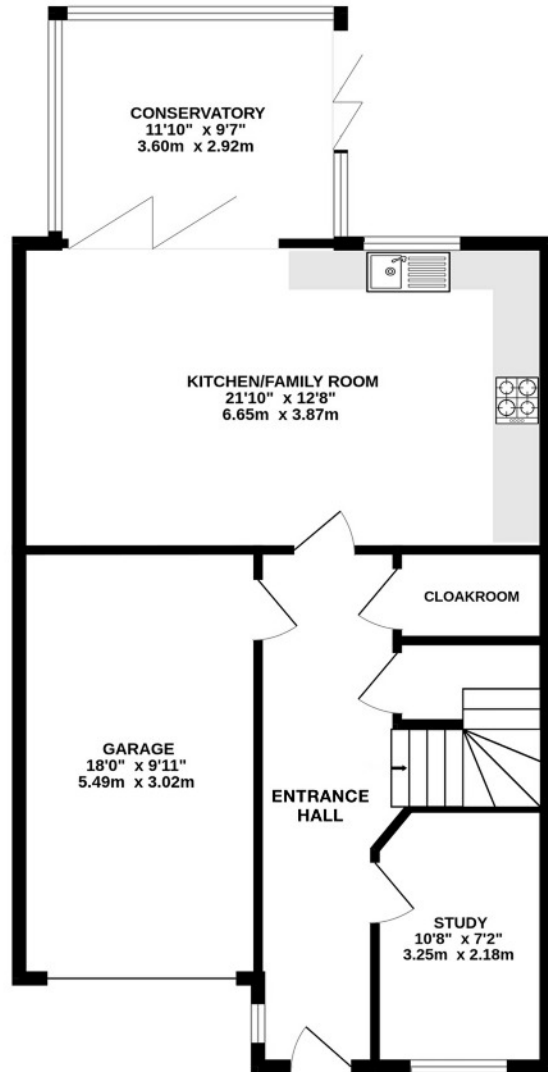
Amber Close, Epsom

INTERNAL FLOOR AREA (APPROX.) 1945 sq ft/ 180.7 sq m

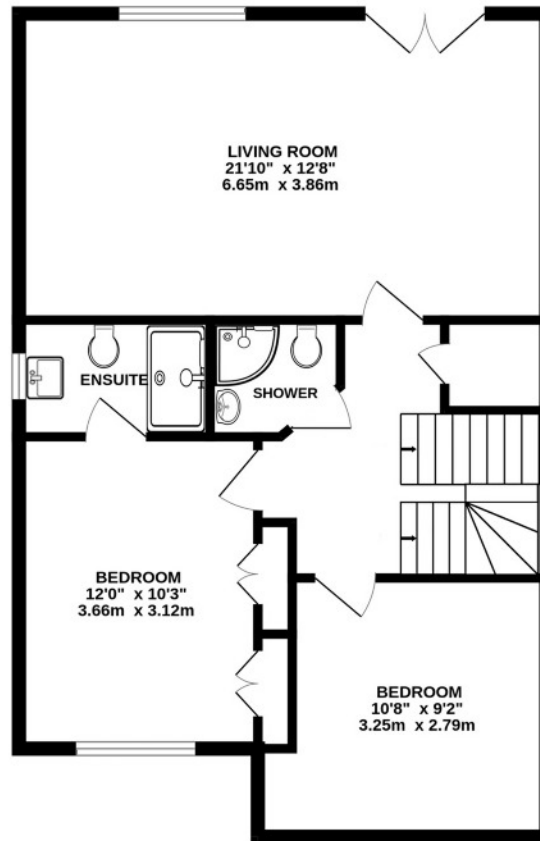
Garden extends to 60' (18.28m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

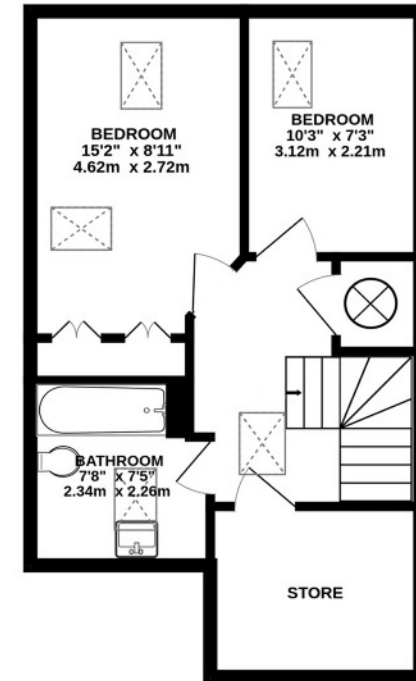
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 79 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Winkworth

See things differently.