



Albertine Close, Epsom, KT17 3NR



£985,000

Impressive Family Home
5 Double Bedrooms
3 bathrooms
Kitchen/Breakfast Room
3 Further Receptions
WC & Utility
Large Double Garage
Detached Summer House
Hard Landscaped Garden
Vendor Suited

Offering well over 2600 sq ft of accommodation and garaging, this impressive five double bedroom residence is offered to the market with the vendor already having found their new home.

Albertine Close is a quiet cul de sac of large family homes. Close to the world famous Epsom Downs the property offers easy access to the M25 and is a short distance from both Epsom Downs and Tattenham Corner Stations.



The Personal Agent are delighted to present to the market this spacious family home. Occupying an enviable position within this exclusive cul de sac, this double fronted property is an attractive mix of exposed brick and tile hung facades.

Arranged over two floors the house offers some 2668 sq ft of accommodation and garaging. Offered to the market for the first time since it was newly built in 2000, the property has been beautifully maintained with remarkably little wear and tear. To the ground floor a spacious entrance hall flows through to a bay fronted dining/family room, there is a well-proportioned kitchen/breakfast room, office/snug and a further sitting room with doors out to the rear garden. There is a separate utility room and a

The property sits behind a large driveway which offers off street parking for several vehicles. There is also a spacious double garage with ample room for two large cars and additional storage/work space. The rear garden is easily maintained and is a pleasant blend of of hard landscaping and established flower beds. There is also a detached summer house with light and power.





Albertine Close

Approximate Gross Internal Area = 247.9 sq m / 2668 sq ft
(Including Garage)

Summer House = 4.9 sq m / 53 sq ft

Total = 252.8 sq m / 2721 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID407005)

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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