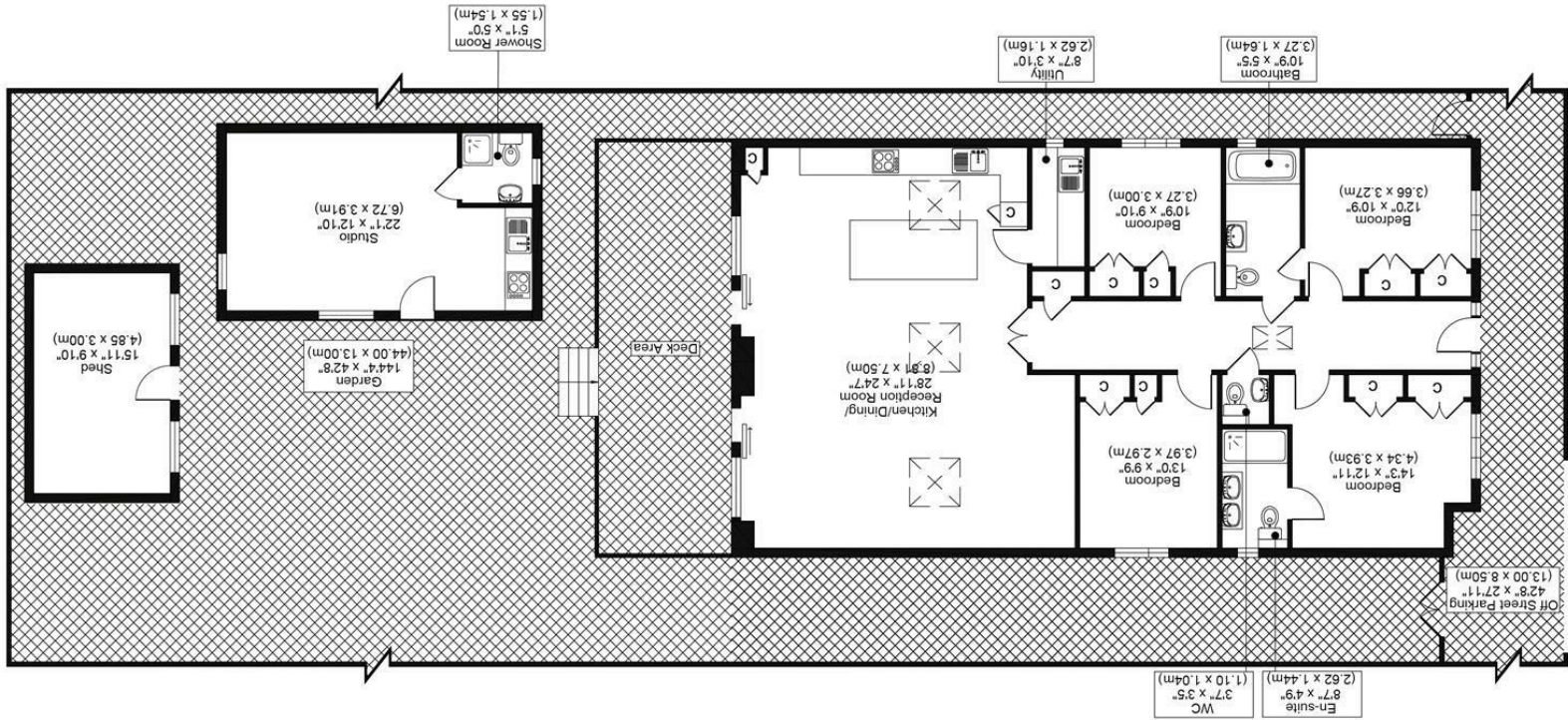




CHRISTIES



CLAREMOUNT GARDENS, EPSOM KT18  
TOTAL APPROX FLOOR PLAN AREA WITH SHED & STUDIO 1953 SQ.FT (181 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA WITHOUT SHED & STUDIO 1514 SQ.FT (141 SQ.M)

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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CHRISTIES



# CLAREMOUNT GARDENS, EPSOM KT18 5XF

OFFERS IN EXCESS OF £1,150,000

ENVIABLY LOCATED IN THE HIGHLY REGARDED CUL-DE-SAC OF CLAREMOUNT GARDENS, THIS STUNNING NEWLY REFURBISHED DETACHED BUNGALOW PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR DISCERNING BUYERS. WITH FOUR SPACIOUS BEDROOMS AND TWO MODERN BATHROOMS IN THE MAIN HOUSE, THIS PROPERTY OFFERS FLEXIBLE ACCOMMODATION THAT CAN EASILY ADAPT TO THE NEEDS OF FAMILIES OR THOSE SEEKING EXTRA SPACE, INCLUDING A FURTHER STUDIO IN THE REAR GARDEN.

FINISHED TO AN EXACTING STANDARD THROUGHOUT, THE BUNGALOW BOASTS A CONTEMPORARY DESIGN THAT HARMONIOUSLY BLENDS STYLE AND COMFORT. THE OPEN-PLAN LIVING AREAS ARE BATHED IN NATURAL LIGHT, CREATING AN INVITING ATMOSPHERE PERFECT FOR BOTH RELAXATION AND ENTERTAINING. THE WELL-APPOINTED KITCHEN IS A CHEF'S DELIGHT, EQUIPPED WITH HIGH-QUALITY APPLIANCES AND AMPLE STORAGE.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE ABSENCE OF AN ONWARD CHAIN, ALLOWING FOR A SMOOTH AND EFFICIENT PURCHASE PROCESS. THIS IS PARTICULARLY ADVANTAGEOUS FOR THOSE EAGER TO SETTLE INTO THEIR NEW HOME WITHOUT DELAY.

THE TRANQUIL SETTING OF CLAREMOUNT GARDENS ENHANCES THE APPEAL OF THIS BUNGALOW, PROVIDING A PEACEFUL RETREAT WHILE STILL BEING CONVENIENTLY LOCATED NEAR LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS. THIS PROPERTY IS NOT JUST A HOUSE; IT IS A HOME THAT PROMISES COMFORT, STYLE, AND A WONDERFUL LIFESTYLE.

- NEWLY REFURBISHED AND EXTENDED DETACHED BUNGALOW
- FINISHED TO A HIGH STANDARD THROUGHOUT
- NO ONWARD CHAIN
- COUNCIL TAX BAND E
- EPC RATING D

