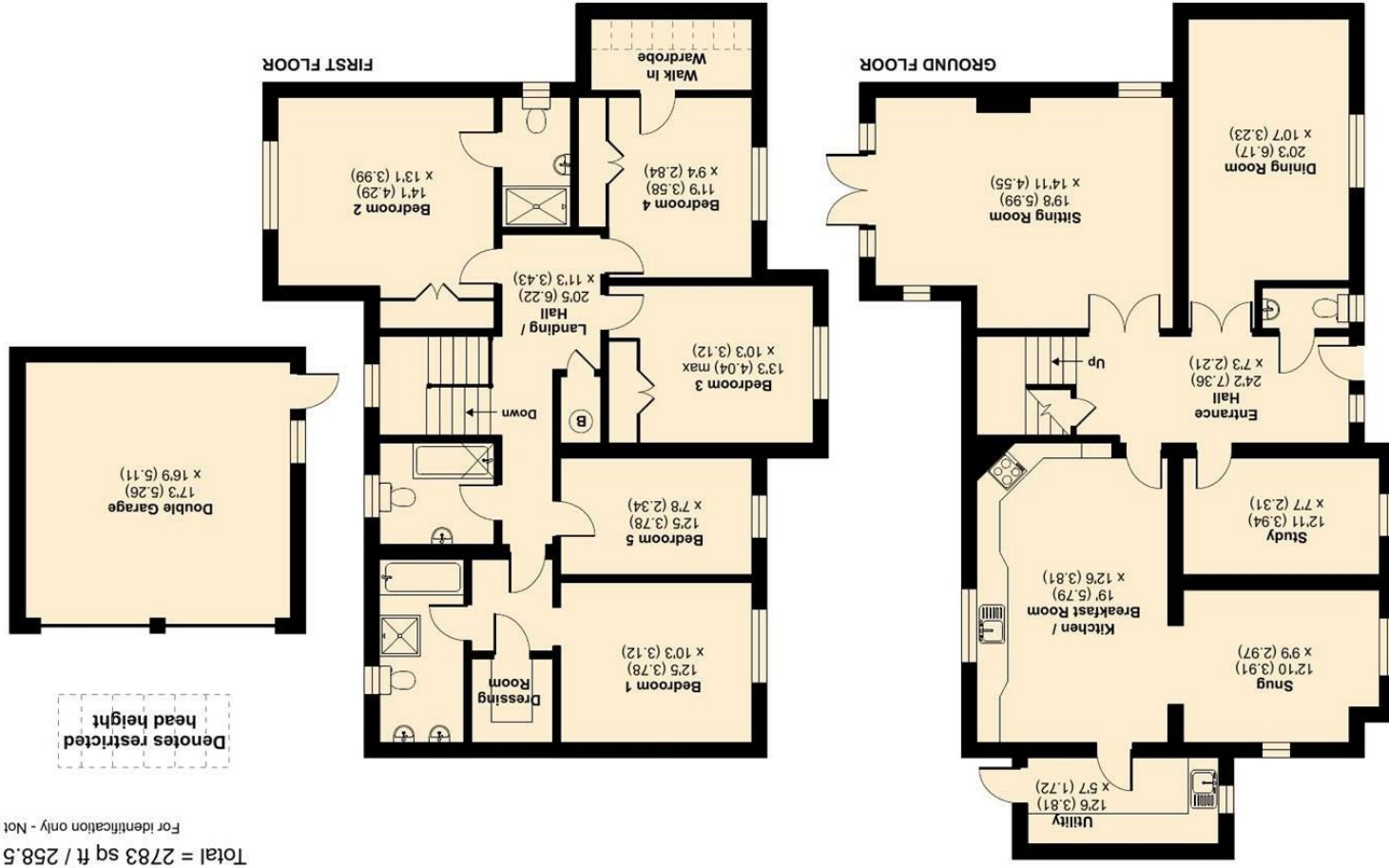




International Property Measurement Standards (IPMS2 Residential) © rickbecom 2023.  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified Property Measurer RICS REF: 1002251



Approximate Area = 2762 sq ft / 256.6 sq m (includes double garage)  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Total = 2783 sq ft / 258.5 sq m  
 For identification only - Not to scale

Claremount Gardens, Epsom, KT18



# CLAREMOUNT GARDENS, EPSOM KT18 5XF

GUIDE PRICE £1,500,000

CHRISTIES ARE DELIGHTED TO OFFER TO THE MARKET THIS WONDERFUL FIVE-BEDROOM, DETACHED FAMILY HOME, OFFERING PEACE AND PRIVACY ON THIS EXCLUSIVE GATED DEVELOPMENT IN EPSOM WHICH IS WELL POSITIONED WITHIN CATCHMENT FOR LOCAL SCHOOLS.

THE ACCOMMODATION IS GENEROUSLY PROPORTIONED WITH A LARGE RECEPTION ROOM, SEPARATE DINING ROOM, STUDY, GROUND FLOOR CLOAKROOM, FAMILY ROOM/SNUG OFF THE KITCHEN AND A SEPARATE UTILITY ROOM WITH ACCESS TO THE GARDEN. TO THE 1ST FLOOR THERE ARE FIVE BEDROOMS, THE PRINCIPAL BEDROOM HAS A SMALL WALK-IN WARDROBE AND FOUR-PIECE EN-SUITE BATHROOM, BEDROOM TWO WITH EN-SUITE SHOWER AND THREE FURTHER BEDROOMS.

THE MATURE GARDENS ARE THE LARGEST OF ALL THE PLOTS ON THE DEVELOPMENT AND OFFER THE OPPORTUNITY TO EXTEND THE DOUBLE GARAGE TO THE SIDE OF THE HOUSE (STPP).

PROPERTIES IN THIS EXCLUSIVE DEVELOPMENT ARE ALWAYS POPULAR SO WE RECOMMEND ARRANGING A VIEWING AS SOON AS POSSIBLE TO AVOID DISAPPOINTMENT.

- COUNCIL TAX BAND G
- EPC RATING D
- EXCLUSIVE GATED DEVELOPMENT
- FIVE BED DETACHED HOUSE
- LARGE MATURE GARDEN

