



**Stable Close
Epsom
Surrey
KT18 6HH**

Offers In Excess Of £582,000

bettermove

Stable Close

Epsom

Bettermove are proud to present this stunning 3 bedroom detached house on the edge of the Epsom Downs, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off street parking. The council tax band is F.

The interior of this beautifully presented property comprises a spacious sitting room, modern fitted kitchen, conservatory and WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden with artificial lawn and decking areas, as well as a summer house which can be used as a home bar, perfect for enjoying the summer months.

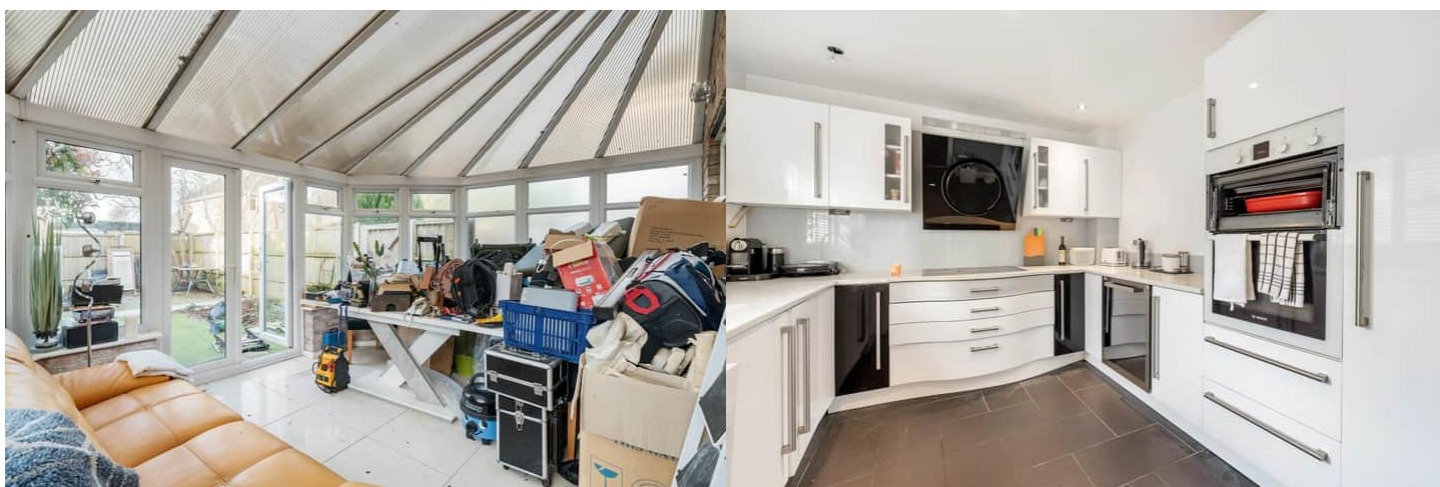
Situated just moments from the Epsom Downs, the property enjoys a quiet cul-de-sac location while still being close to a range of amenities, including shops, supermarkets, restaurants and pubs, as well as Epsom Hospital. Excellent transport connections can be found from Tattenham Corner, Epsom Downs and Epsom railway stations, the A24, A217 and the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

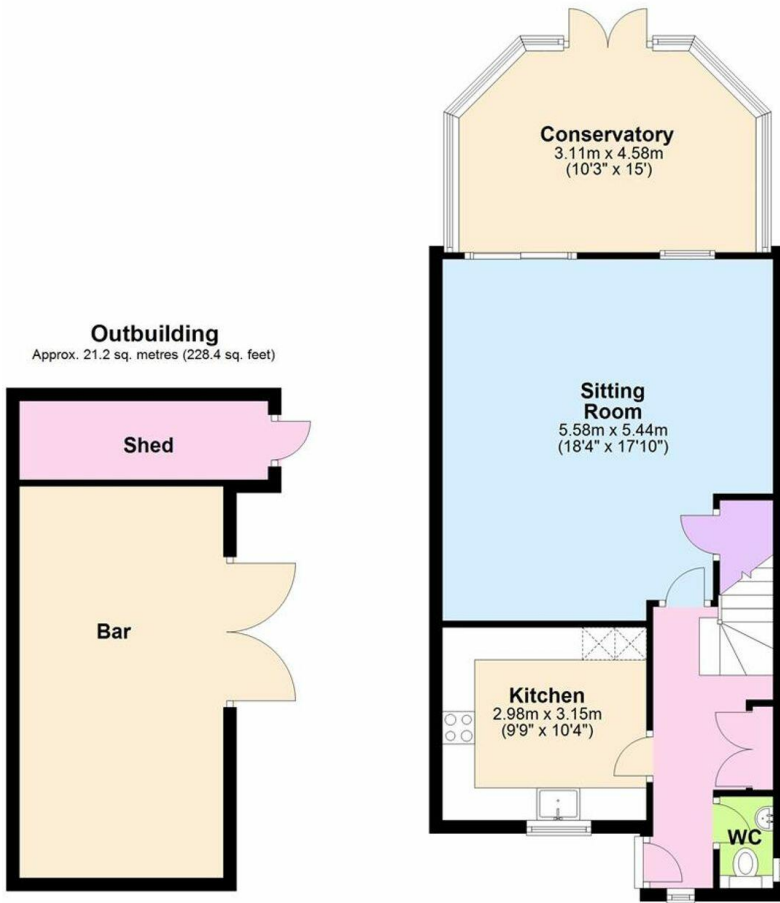
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor
Approx. 59.8 sq. metres (643.3 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 125.8 sq. metres (1353.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(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	



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