

The PERSONAL Agent

5 Albertine Close, Epsom

Guide Price £1,250,000

Albertine Close

Epsom

- Landscaped garden with summer house
- Over 2800 sq ft of flexible living
- Off street parking and garage
- Detached family home
- No onward chain
- Cul de sac location
- Modern kitchen with luxury appliances
- Three reception rooms and conservatory
- En suite and two further bathrooms
- Five double bedrooms

*** Guide Price £1,250,000–£1,300,000 ***

Enjoying a superb position within a small cul-de-sac on the edge of the world-famous Epsom Downs, this deceptively spacious detached family home offers 2,835 sq ft of flexible accommodation, abundant natural light and a layout designed for modern living. Defined reception areas flow seamlessly together, creating an ideal space for entertaining while also catering perfectly to everyday family life.

Properties on this sought-after road rarely come to market and are highly popular, with both Epsom Downs and Tattenham Corner railway stations just a short distance away. A regular bus route and local convenience stores are close by, while the green open spaces of Nork Park can be found at the end of the road.









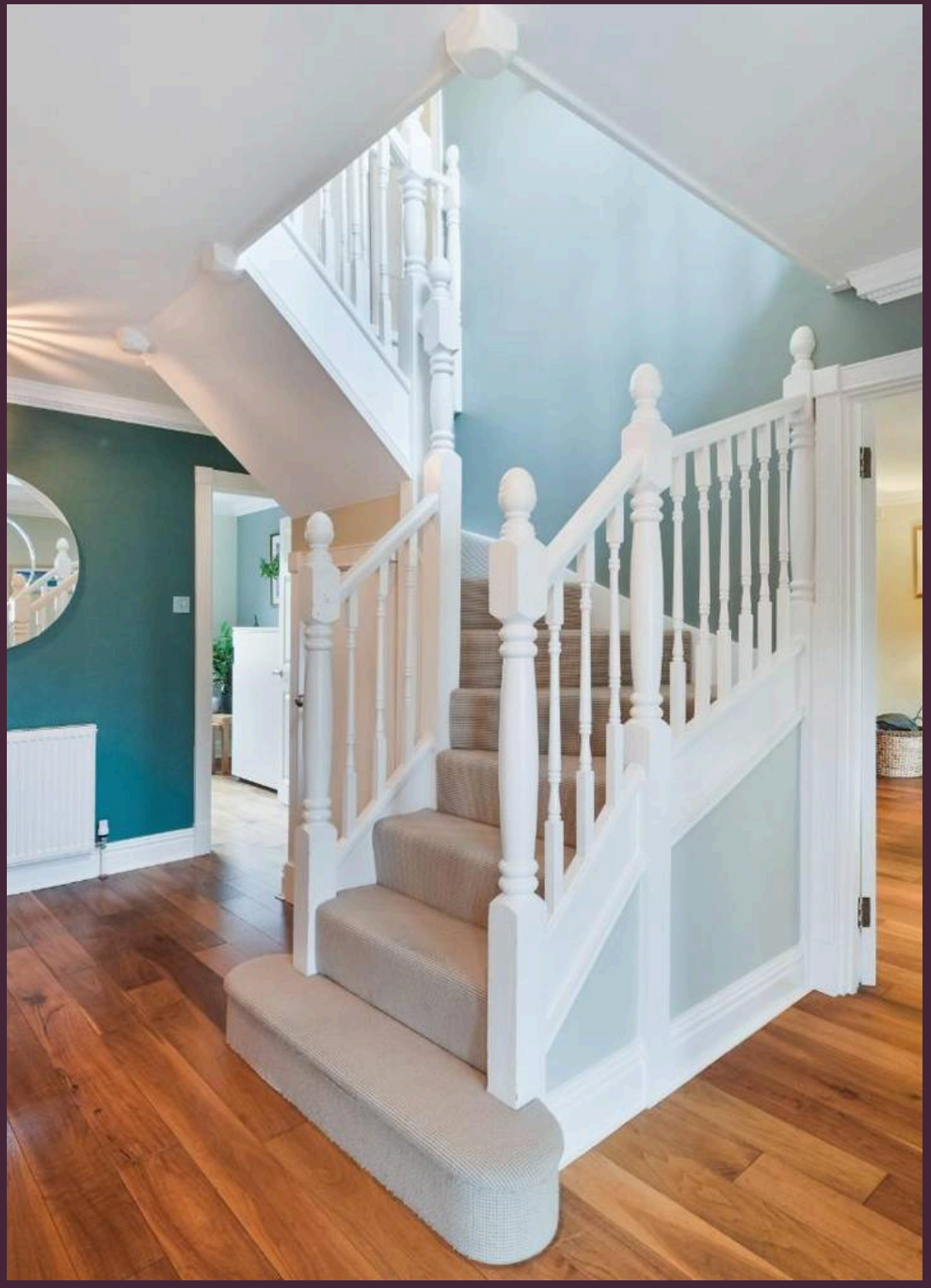


Description

As you approach, the stunning frontage and generous detached plot immediately impress. A spacious driveway provides ample parking, an EV charger and garage. Inside, the bright entrance hall leads to beautifully renovated interiors, with elegant walnut flooring throughout the ground floor. The 22ft main reception room is ideal for relaxing and entertaining, featuring a recently installed inset eco wood burner. A separate dining room with bifold doors opens onto the patio, creating seamless indoor/outdoor living. A study and conservatory provide further flexibility, with the latter offering direct garden access. The stylish Sigma3 kitchen features oak doors, dark grey finishes, Corian worktops and island, Quooker hot tap, Insinkerator, Siemens Studioline oven and Fisher & Paykel fridge freezer. A seating area and breakfast bar provide informal dining space, while a generous utility room and cloakroom complete the ground floor. Upstairs are five double bedrooms, all with built-in wardr

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An impressive detached home with stunning frontage, generous plot, spacious driveway, EV charger and garage. Inside, the bright entrance hall leads to beautifully renovated interiors with elegant walnut flooring throughout the ground floor. The 22ft main reception room features a recently installed inset eco wood burner, while the separate dining room opens via bifold doors onto the patio. A study and conservatory provide further flexibility, with direct garden access. The stylish Sigma3 kitchen features oak doors, dark grey finishes, Corian worktops and island, Quooker hot tap, Insinkerator, Siemens Studioline oven and Fisher & Paykel fridge freezer. A breakfast bar, seating area, utility room and cloakroom complete the ground floor. Upstairs are five double bedrooms, all with built-in wardrobes and Amtico oak flooring. The 17 x 14ft principal suite offers a luxurious ensuite and ample storage, alongside a family bathroom and additional shower room.



The rear garden is a true highlight, recently landscaped and thoughtfully planted with established specimens and a beautiful variety of plants providing year-round interest. Arranged over two levels, it combines functionality with charm. A paved terrace directly from the house is ideal for outdoor entertaining, while steps lead to a generous lawn bordered by mature shrubs and trees, creating a private and tranquil setting, perfect for relaxation or children at play. In the rear corner is an impressive 18ft x 12ft insulated and soundproofed summer house, offering exceptional versatility. Previously used as a playroom, outdoor bar and gym, it provides an adaptable space for work, leisure or entertaining. Overall, this is a superb family home offering an exceptional combination of space, flexibility and quality. Epsom Downs offers an idyllic outdoor lifestyle, with wide open chalk downland perfect for dog walking, running and weekend strolls. Sweeping panoramic views across London and the Surrey countryside provide a stunning backdrop, while an extensive network of footpaths and bridleways offers endless opportunities to explore. Epsom Downs Racecourse adds a unique sense of heritage and character, making the area particularly appealing to those seeking beautiful open space close to home.

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Council Tax band: G

Tenure: Freehold









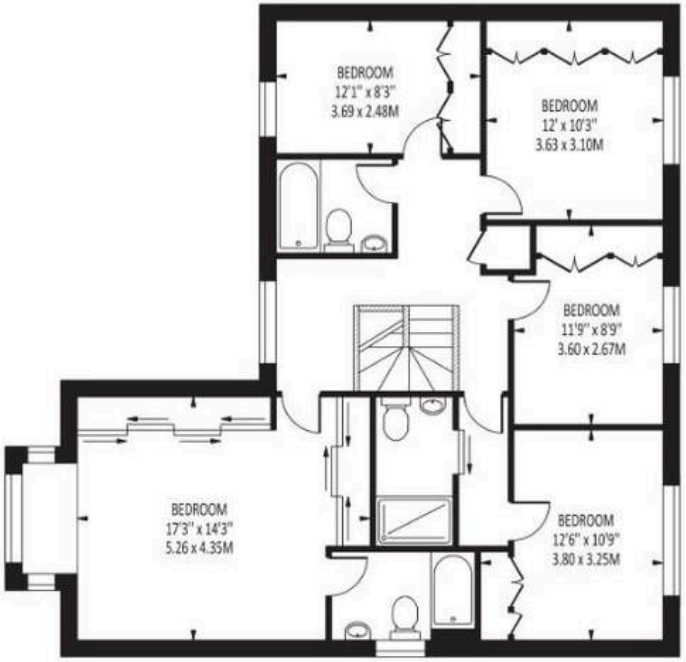
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Albertine Close

Total Area: 2835 SQ FT • 263.42 SQ M
(Including Garage & Summer House)
Garage Area : 248 SQ FT • 23.03 SQ M
Summer House Area : 202 SQ FT • 18.81 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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