



## Alpine Close, Epsom

- Mid Terraced Family Townhouse
- Double Glazed
- Private Rear Garden
- Ideal for First Time Buyers

**Asking Price £590,000**

- Four Bedrooms
- Gas Central Heating
- Off Street Parking
- Viewings are Highly Recommended



**Tenure: Freehold**

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# Alpine Close, Epsom

## DESCRIPTION

Nestled in the desirable Alpine Close in Epsom, this modern mid-terraced town house offers a perfect blend of comfort and convenience. Built in 2013, the property spans an impressive 1,152 square feet, providing ample space for family living.

Upon entering, you are greeted by a welcoming double reception room, which serves as an ideal space for both relaxation and entertaining. The house boasts four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. With a family bathroom, an ensuite to the master bedroom and a downstairs cloakroom, morning routines will be a breeze, allowing for privacy and ease for everyone in the household.

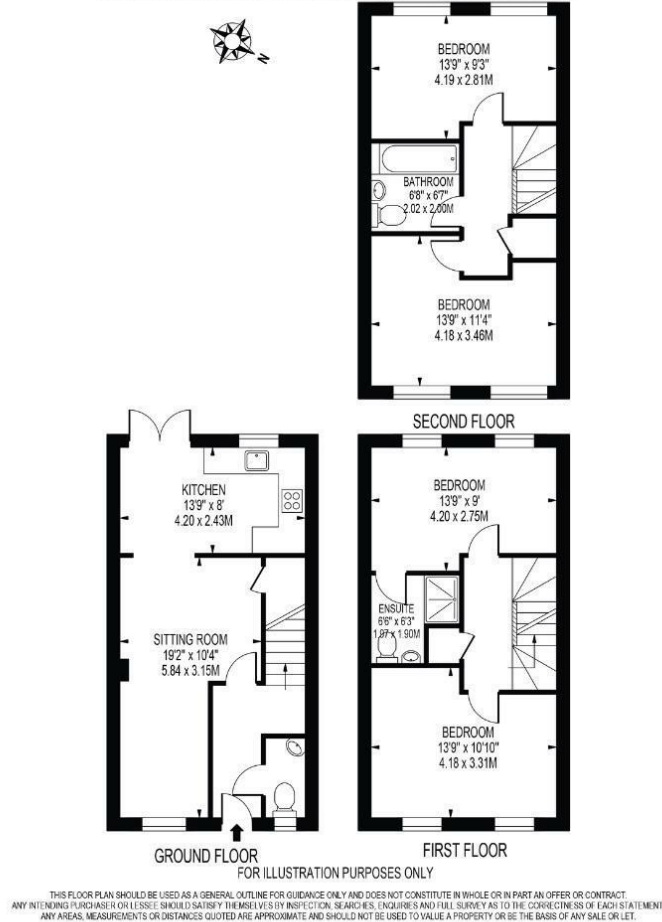
The property also features allocated parking to the rear of the property, a valuable asset in this sought-after area. The location is perfect for those who appreciate a tranquil residential setting while still being within easy reach of Epsom's vibrant town centre, renowned for its shops, restaurants, and excellent transport links.

This home is not only a practical choice but also a stylish one, making it an excellent opportunity for families or professionals seeking a modern living space in a prime location. With its contemporary design and thoughtful layout, this property is sure to impress. Don't miss the chance to make this lovely house your new home.



# ALPINE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1158 SQ FT - 107.58 SQ M



Council Tax: E

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

## Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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