



16 Harkness Close, Epsom, KT17 3PG
Guide price £595,000

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CHAIN BREAK - ONWARD CHAIN COMPLETE - ONLY ONE LINK AHEAD - CLOSE TO EXCHANGE!

A detached bungalow which has been much loved and improved by the current owners, situated on a corner plot in a quiet cul de sac on Epsom Downs.

Free flowing and flexible accommodation includes an enclosed porch and entrance hallway, both with fitted storage cupboards, three well proportioned bedrooms, one of which has an additional toilet attached to it. There are three reception areas, a good size living room, sitting room and bonus conservatory addition, currently used as a formal dining room. The layout is completed with a luxury fitted shower room and a modern, country style kitchen with lots of storage cupboards and pleasant views over the well established front garden and communal green.

The garden is a nice wide plot and details space of a large hot tub, raised patio seating area, ample lawn, mature planted borders, storage sheds, independent office, access to the detached garage and side and rear access.

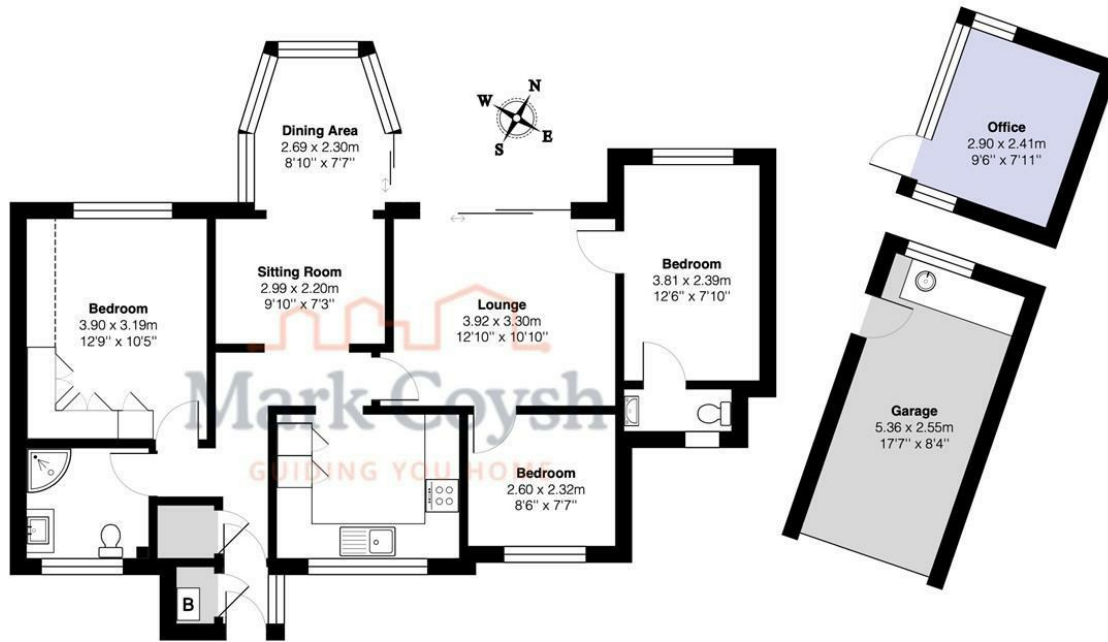
Further most noteworthy benefits include a large loft space and off street parking for multiple vehicles.

Harkness Close is located close to a selection of sought after schools, fluid transport links and some of Surrey's most enjoyable parks, woodlands and common lands, including Nork Park and the world famous Epsom Downs itself. There are some handy local shops to be found, including those on Tattenham Corner or The Driftbridge Parade. A wider





selection can be found at nearby Banstead Village, Epsom Town and Ashted Village to name a few.



Ground Floor

Harkness Close, Epsom

Total Area: 100.4 m² ... 1080 ft²

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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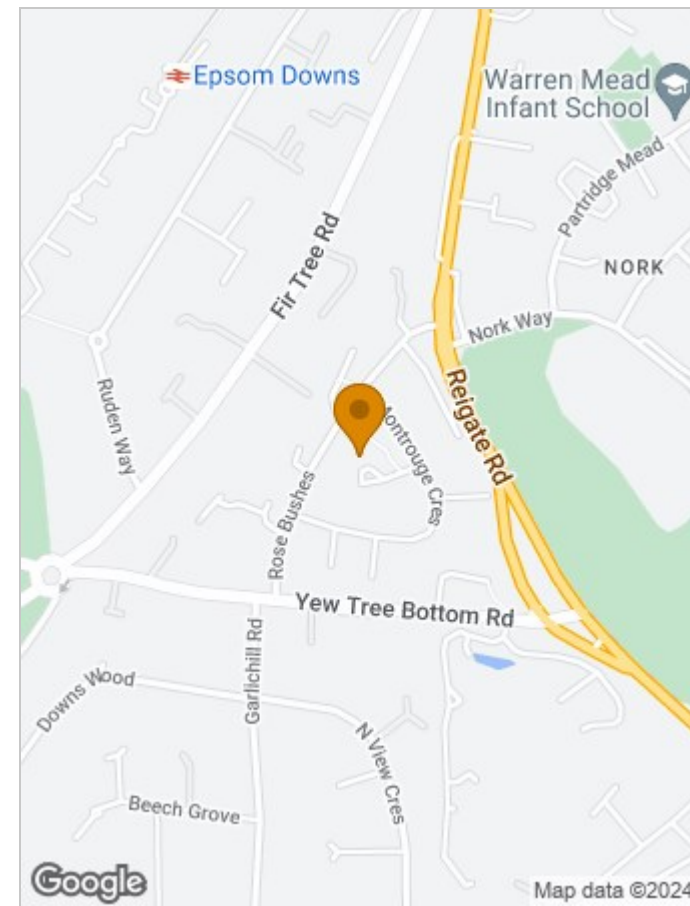
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
	85
61	
<p>England & Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	