



**Mimosa Close
Epsom - Offers In Excess Of £575,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Mimosa Close Epsom

Offers In Excess Of
£575,000

- A Spacious high specification 3 bed terraced home
- Contemporary kitchen with granite work surface Siemens appliances
- Under floor heating to the ground floor
- Master Bedroom with En-suite Shower room
- Solar Electricity and a Security alarm systems
- Private Road with views over the Downs.
- Two allocated parking spaces and guest parking
- Good size patio and garden with side access.
- Easy access to good Train links into London Bridge and London Victoria

****OPEN DAY SATURDAY 10TH OCTOBER 2020**** Johnson's are delighted to offer to the market this beautifully presented 'Show Home Condition' Spacious 3 bedroom terrace house built to a high specification in 2017 by Denton Homes and upgraded and meticulously maintain by the current owners. No Onward Chain.

This Spacious property offers a good sized modern Kitchen which a comprehensive range of cupboards and drawers, Granite work surfaces, Integrated Siemens and Bosch appliances including a Five ring gas hob with extractor fan and Twin Electric ovens, Eye level fitted Microwave, Fridge/Freezer, Dishwasher and Washing machine. To the ground floor is a separate spacious open plan Lounge / Dining room with French doors leading to the rear patio & good size garden, a cloak room, ground floor guest toilet and further walk in under stairs storage in the lounge. The first floor comprises of 3 good sized bedrooms, with En-Suite shower room in the Master Bedroom.

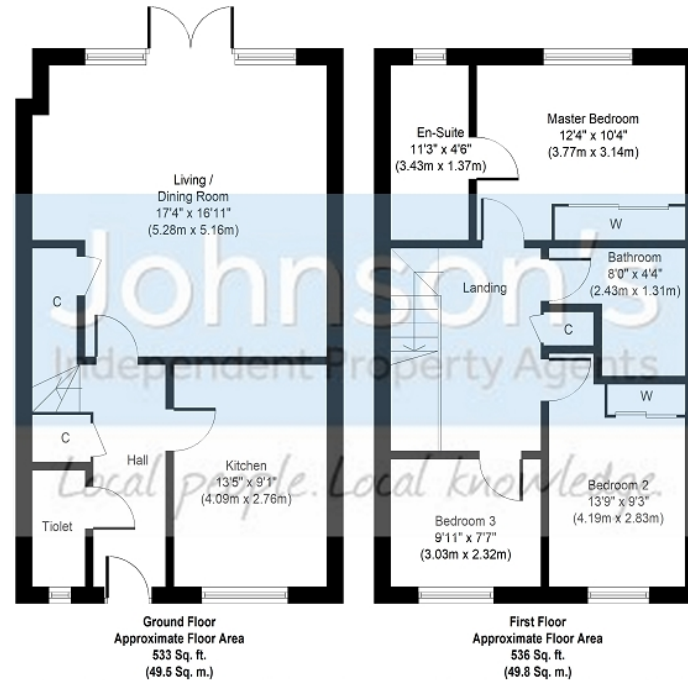


How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the local area



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Mail: johnsons@johnsons-ipa.co.uk **Web:** www.johnsons-ipa.co.uk
Addr: Johnson's IPA, Station House, Bunbury Way, Epsom, KT17 4JP
Sales: 01372 721722 **Lettings:** 01372 878545

