



The Spinney, Epsom Downs, KT18 5QU





## Guide price

£925,000

- Detached family house
- Five bedrooms
- Two ensuites plus family bathroom
- Four reception rooms
- Fitted kitchen & utility room
- Loft room
- Integral garage
- Landscaped rear garden
- Planning to extend further if required
- Solar PV panels

A very well presented five bedroom detached family house situated in this sought after residential road on the Epsom Downs.

The property has been carefully extended and finished to an exacting standard to offer flexible living space, combined with practicality. Our vendor has fastidiously designed the house around his needs, and that of a growing family.

Boasting four reception rooms, fully fitted kitchen, two ensuite shower rooms and a family bathroom, a further loft room, this house caters for every need and we believe will not be on the market for very long.

The property also benefits from Solar PV panels, the panels generate electricity that will assist in running the requirements of the property including hot water. Surpluses of power is sold back to the grid and refunded every quarter.

Viewing highly recommended.



On the ground floor the property benefits from four reception rooms, a fully fitted kitchen, utility room, and courtesy door to the larger than average integral garage.

On the first floor there are five bedrooms, two with ensuite shower rooms, and a family bathroom. There is a fixed staircase to a further loft room.

Outside to the front of the house there is parking for several cars, with a well maintained and landscaped rear garden.

The property is finished to a very high standard.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Burgh Heath is situated in between Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

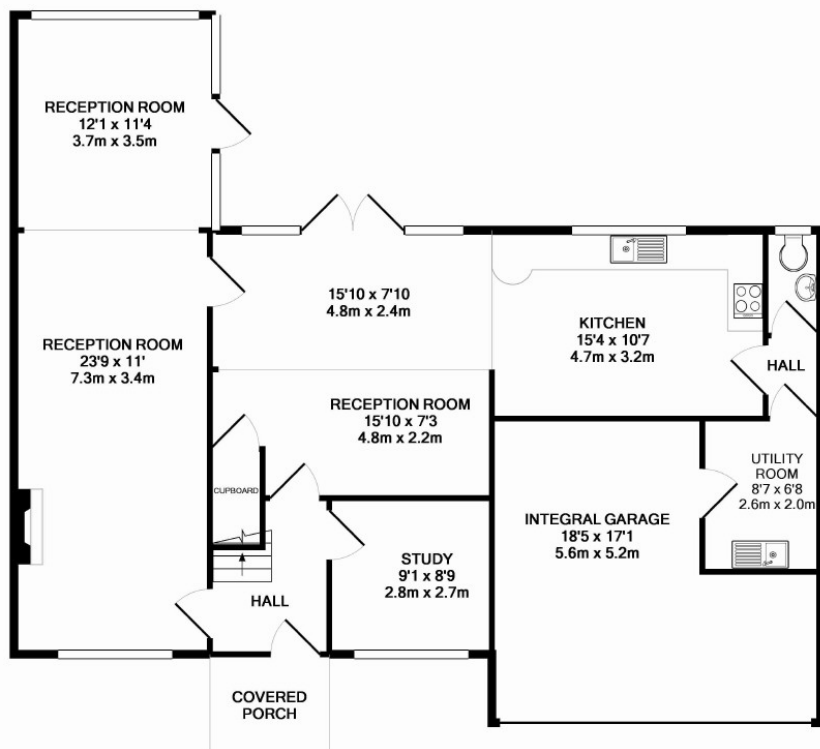
The area is ideally situated for transport links with excellent access to the M25, , Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.



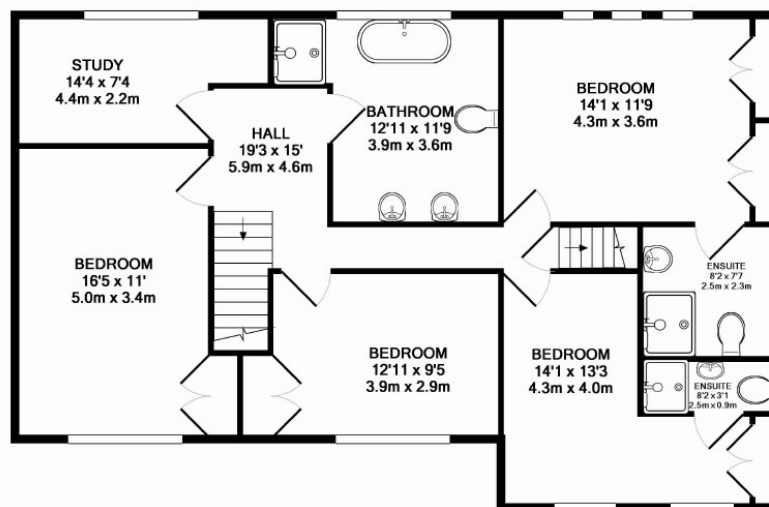




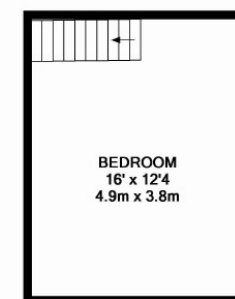




GROUND FLOOR  
APPROX. FLOOR  
AREA 1321 SQ.FT.  
(122.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1089 SQ.FT.  
(101.2 SQ.M.)



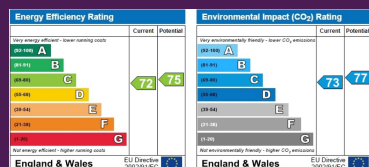
2ND FLOOR  
APPROX. FLOOR  
AREA 198 SQ.FT.  
(18.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2607 SQ.FT. (242.2 SQ.M.)

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. 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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