



Ewell Downs Road, Epsom, KT17 3BW



Guide price

£1,150,000

Freehold

- 0.27 of an acre
- Gated private road
- South/Westerly 120ft x 56ft garden
- 4/5 bedroom detached home
- 3/4 reception rooms
- Potential to extend STPP
- Short walk to mainline station
- Excellent school catchment
- 56ft x 45ft frontage & garage
- Vendor Suited

Located within one of the most desirable premier gated roads in Epsom and enjoying a truly wonderful central position, this detached family home sits on 0.27 of an acre and offers significant potential to personalise with huge extension possibilities STPP, allowing the new owners to create their dream home that mirrors the superb location.

The rear garden enjoys the most coveted of aspects, facing South/Westerly and measuring 120ft x 56ft with incredible privacy and seclusion from neighbouring homes. There is a detached studio/summer house at the rear of the garden which offers a tranquil position to relax or work from and a 56ft x 44ft frontage with carriage driveway and garage,

The property is just a 0.2 mile walk from the coveted Wallace Fields infants & junior school, and a 11 minute walk from East Ewell railway station with regular links to London Victoria.

The central position within the road coupled with the aspect of the garden make this is an extremely rare opportunity for which early viewing is strongly advised to avoid disappointment.



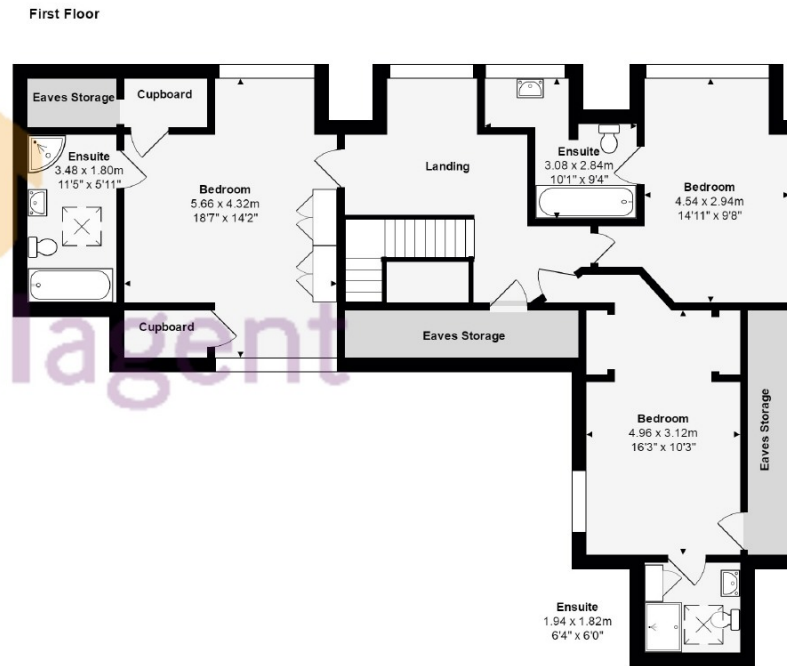
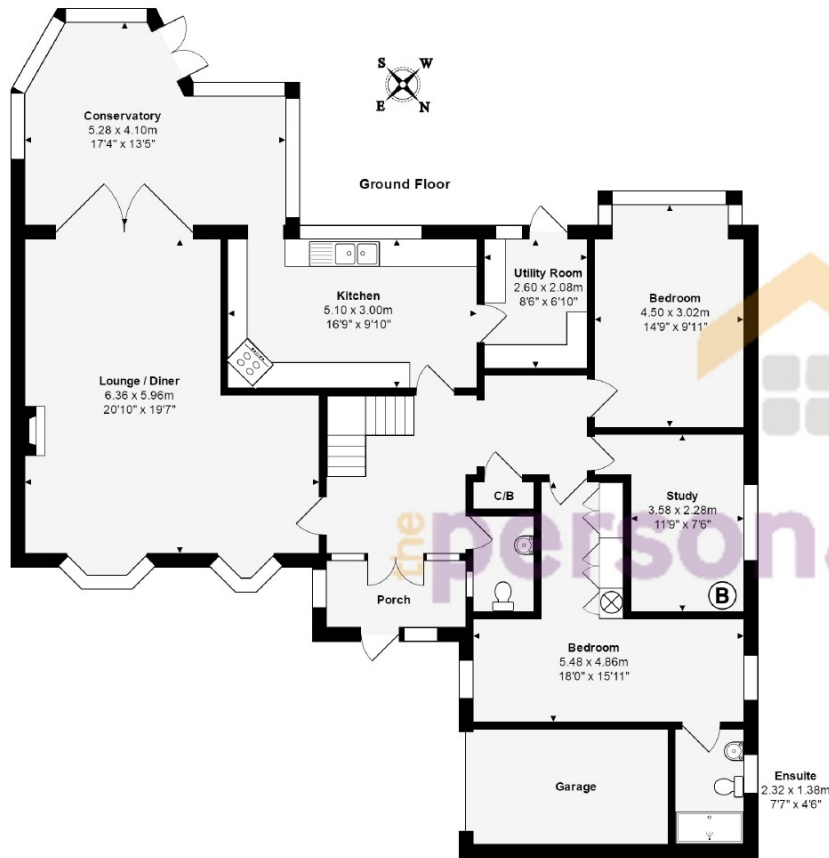
The property offers incredibly flexible accommodation laid out over two floors with a spacious entrance hall that provides a truly welcoming feel with access to the generous living room that links to a conservatory with French doors perfectly framing the view and providing direct access to the garden. The study and play room/bedroom five are on the opposite side of the house and there is a spacious central kitchen and utility room too. The ground floor is completed by a cloakroom and fourth bedroom with ensuite.

On the first floor the impressive accommodation continues with a galleried landing, three generous double bedrooms all with ensuite facilities and ample built-in storage.

The property sits on a private/gated road within walking distance of two mainline (Zone 6) stations with connections to Waterloo and Victoria. The property also benefits from being close to both outstanding state and independent schools such as Epsom College, Glynn, and Wallace Fields to name but a few. Additionally the close proximity to the prestigious RAC Golf & Country club is of huge benefit as well as being within thirty minutes of London Heathrow and London Gatwick. Walking around the property the amount of natural light and huge potential is immediately evident. Here at The Personal Agent we cannot think of any similar properties that offers quite as much potential, balanced with such an amazing location but still so central to everyday convenience.







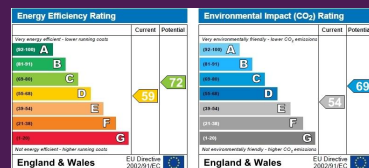
Ewell Downs Road

Total Area: 240.1 m² ... 2584 ft² (excluding porch, garage)

All measurements are approximate and for display purposes only



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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