



Heathside Place, Epsom, Surrey KT18 5TX

Guide Price £950,000 - Freehold



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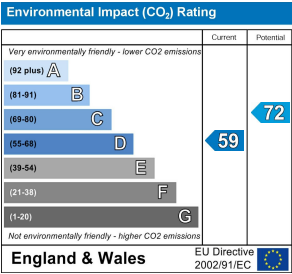
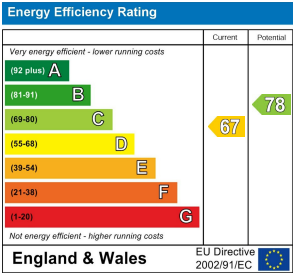
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**WILLIAMS
HARLOW**



A stunning modern home located within this exclusive gated development with parking for number vehicles and detached double garage. This former show home stands at the entrance to the site and offers five good sized bedrooms, ensuite to master, three reception rooms plus a kitchen and separate utility room. There are attractive gardens to the front, side and rear. An internally viewing is thoughtful recommended.

SOLE AGENTS



FRONT

Ornate archway providing access to a:

RECESSED ENTRANCE PORCH

Tiled floor, lighting and part glazed front door giving access through to:

GENEROUS ENTRANCE HALL

3.84m x 2.74m (12'7 x 9'0)

Turn staircase rising to the first floor with attractive balustrade. Alarm control panel.

Coving, dado rail, radiator and a good sized understairs storage cupboard. Thermostat for gas central heating.

DOWNSTAIRS WC

WC. Pedestal wash hand basin with mixer tap. Half height tiling, tiled floor, heated towel rail, ceiling mounted extractor and downlighters.

LOUNGE

5.94m x 3.53m (19'6 x 11'7)

Double opening french doors with windows either side enjoying a pleasant outlook over the rear garden. The room benefits from being double aspect with a further window to side. Contemporary fireplace feature with inset gas fire. Coving. 2 x radiators. Double opening doors providing access through to:

DINING ROOM

4.17m x 3.56m (13'8 x 11'1)

Measured into an attractive bay window to the front. This room is also accessed from the entrance hall. Radiator, downlighters and coving.

STUDY

3.05m x 2.46m (10'0 x 8'1)

Coving, radiator and window to front.

KITCHEN/BREAKFAST ROOM

5.94m x 3.66m maximum (19'6 x 12'0 maximum)

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with space and plumbing for dishwasher. Fitted oven and grill and fitted microwave above. Space for upright fridge freezer. Surface mounted halogen hob with extractor above. Range of eye level cupboards, display cabinets and display shelving. Window to rear. Double opening french doors to the rear. Coving, downlighters, tiled floor and part tiled walls.

UTILITY ROOM

1.55m x 1.96m (5'1 x 6'5)

Run of work surface with a stainless steel sink drainer with mixer tap. Cupboard

below and spaces for two domestic appliances. Eye level cupboards. Wall mounted gas central heating boiler with time clock switch gear below. Connecting door to the rear garden. Matching tiled floor to kitchen. Radiator. Wall mounted circuit breakers and ceiling mounted extractor.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

4.27m x 2.79m (14'0 x 9'2)

Plus additional recess. Radiator, access to loft void. Coving, window to front and airing cupboard.

BEDROOM ONE

4.88m x 2.95m maximum (16'0 x 9'8 maximum)

Measured to the base of a comprehensive range of built in wardrobes providing useful hanging and storage. Coving, window to rear and radiator.

EN-SUITE BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Fully enclosed shower cubicle. Obscured glazed window to side. Fully tiled walls and floor. Downlighters, ceiling mounted extractor and heated towel rail.

BEDROOM TWO

3.58m x 3.38m (11'9 x 11'1)

Measured to the face of two built in fitted wardrobes and bay window to the front. Radiator. Coving.

BEDROOM THREE

3.66m x 2.87m (12'0 x 9'5)

Window to rear. Radiator. Coving.

BEDROOM FOUR

3.18m x 2.31m (10'5 x 7'7)

Excluding entrance recess. Measured to the face of a comprehensive range of built in wardrobes. Coving. Window to rear. Radiator.

BEDROOM FIVE

3.10m x 2.49m (10'2 x 8'2)

2 x windows to front. Coving and radiator.

RE-FITTED FAMILY BATHROOM

Panel whirlpool bath with glass shower screen and independent shower above. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and tiled floor. Obscured glazed window to side. Heated towel rail. Downlighters. Ceiling mounted extractor.

OUTSIDE

The development of Heathside Place is accessed via electronically opening wrought iron gates with attractive pillars. I Heathside is the first property on the left hand side.

FRONT

There is an attractive expansive herringbone brick driveway suitable for parking 6-7 vehicles off street. Surrounding this there are areas of lawn and well stocked flower and shrub borders. Here you can access the:

DOUBLE DETACHED GARAGE

All under a pitch tiled roof providing good additional loft storage. Power and lights. Accessed via 2 x up and over doors to the front.

SIDE AREA

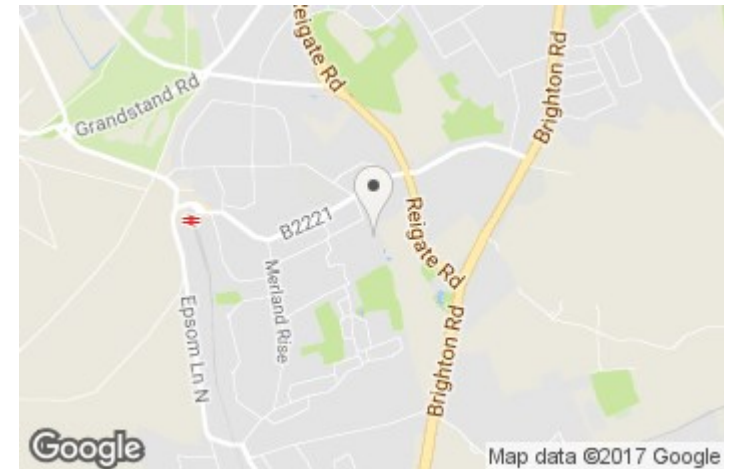
5.03m x 8.53m (16'6 x 28'0)

Principally paved with good fencing. Outside lighting. Here can be found the meters cupboard. This area gives way to the:

REAR GARDEN

15.24m x 15.85m approximately (50'0 x 52'0 approximately)

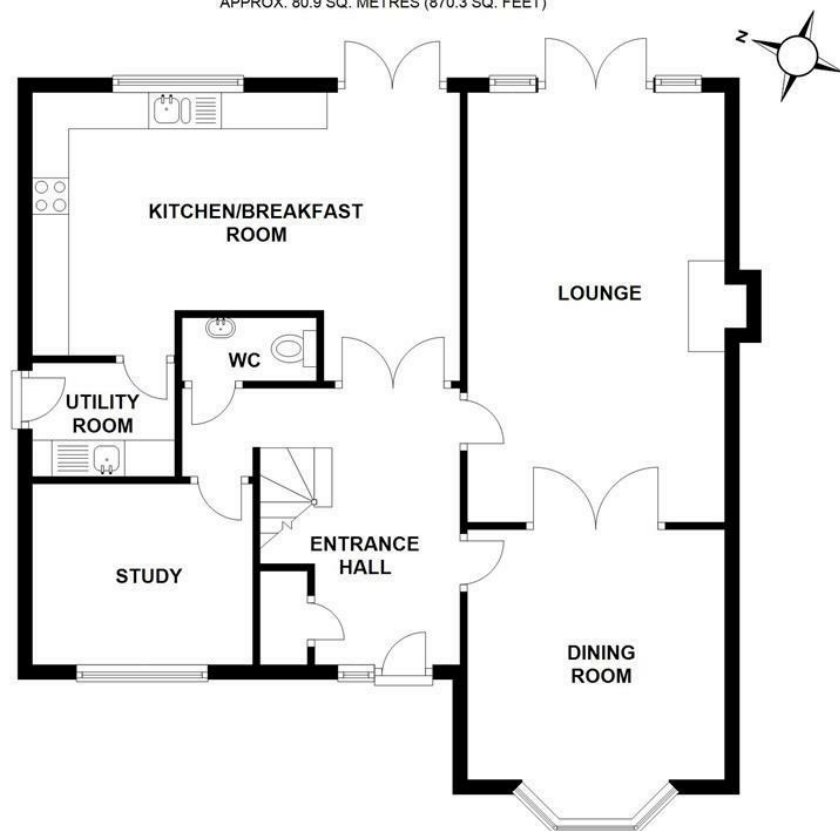
There is a patio expanding the immediate rear width benefitting with outside lighting and outside tap. The remainder of the garden is laid to level lawn with well stocked flower and shrub borders. The garden enjoys a good degree of privacy.



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GROUND FLOOR
APPROX. 80.9 SQ. METRES (870.3 SQ. FEET)



FIRST FLOOR
APPROX. 81.0 SQ. METRES (872.1 SQ. FEET)



TOTAL AREA: APPROX. 161.9 SQ. METRES (1742.3 SQ. FEET)

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