

## Longdown Lane North Epsom, Surrey KT17 3JB

A detached house dating from the 1950's standing in a plot of OFFERS NEED TO BE SUBMITTED IN WRITING ALONGSIDE PROOF OF YOUR FINANCIAL ABILITY TO PROCEED. ALSO NOTE - The site has planning approved for two substantial detached residences PLOT A 3,455 and PLOT B 3,627 gross internal square feet. The site is located in a prime residential area within easy reach of famous Epsom Downs Racecourse, mainline station, Epsom College and Epsom town center.

£1,200,000 - Freehold



## FRONT

Pathway providing access to the:

### FRONT DOOR

Under pitch tiled canopy with part glazed door giving access through to:

### ENTRANCE HALL

4.62m x 1.85m (15'2 x 6'1)

Turn staircase rising to the first floor. Understairs storage cupboard. Radiator.

### LOUNGE

4.57m (15'0 )

Double aspect room with window to front and rear. Fireplace feature. Exposed beamed ceiling. Radiator.

### DINING ROOM

4.65m x 2.74m (15'3 x 9'0)

Double aspect room with window to front and rear. Radiator. Fireplace feature.

### KITCHEN

4.62m x 2.29m (15'2 x 7'6)

Range of wall and base units. Window to front and rear. Connecting door to the rear. Radiator. Wall and base units. Fitted oven and surface mounted hob (not tested).

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Window to rear. Access to loft void.

### BEDROOM ONE

4.62m x 4.70m (15'2 x 15'5)

Double aspect with window to front and rear. Fireplace feature.

### BEDROOM TWO

4.09m x 2.74m (13'5 x 9'0)

Window to front. Radiator.

### BEDROOM THREE

5.11m x 1.88m (16'9 x 6'2)

Access to eaves storage. Window to rear. Radiator.

### BATHROOM

White suite. Panel bath with a mixer tap. Pedestal wash hand basin. Obscured glazed window to front. Airing cupboard. Part tiled walls.

### SEPARATE WC

WC.

## OUTSIDE

### FRONT

Private driveway suitable for parking approximately 5-6 vehicles. There is a large expanse of lawn with good screening to the boundaries. This gives way to the side of the property where there is a further area of lawn which leads directly into the rear garden.

### SINGLE ATTACHED GARAGE

Double opening wooden doors to the front.

### REAR GARDEN

Principally lawned with borders containing shrubs and trees offering a good degree of privacy. There is a patio expanding the immediate rear width and a wooden garden shed. Lean-to to the rear.

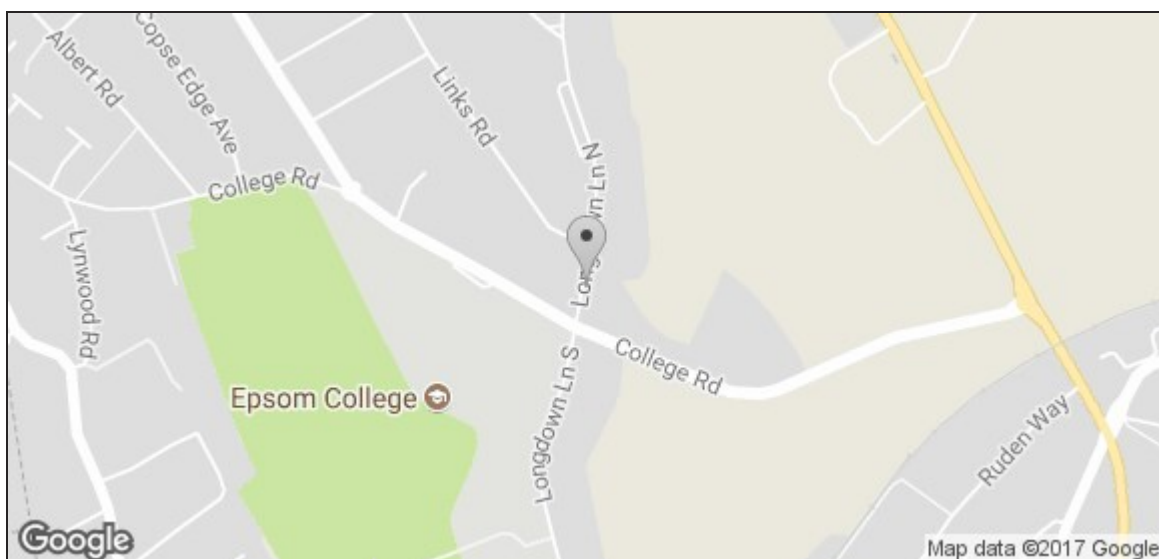
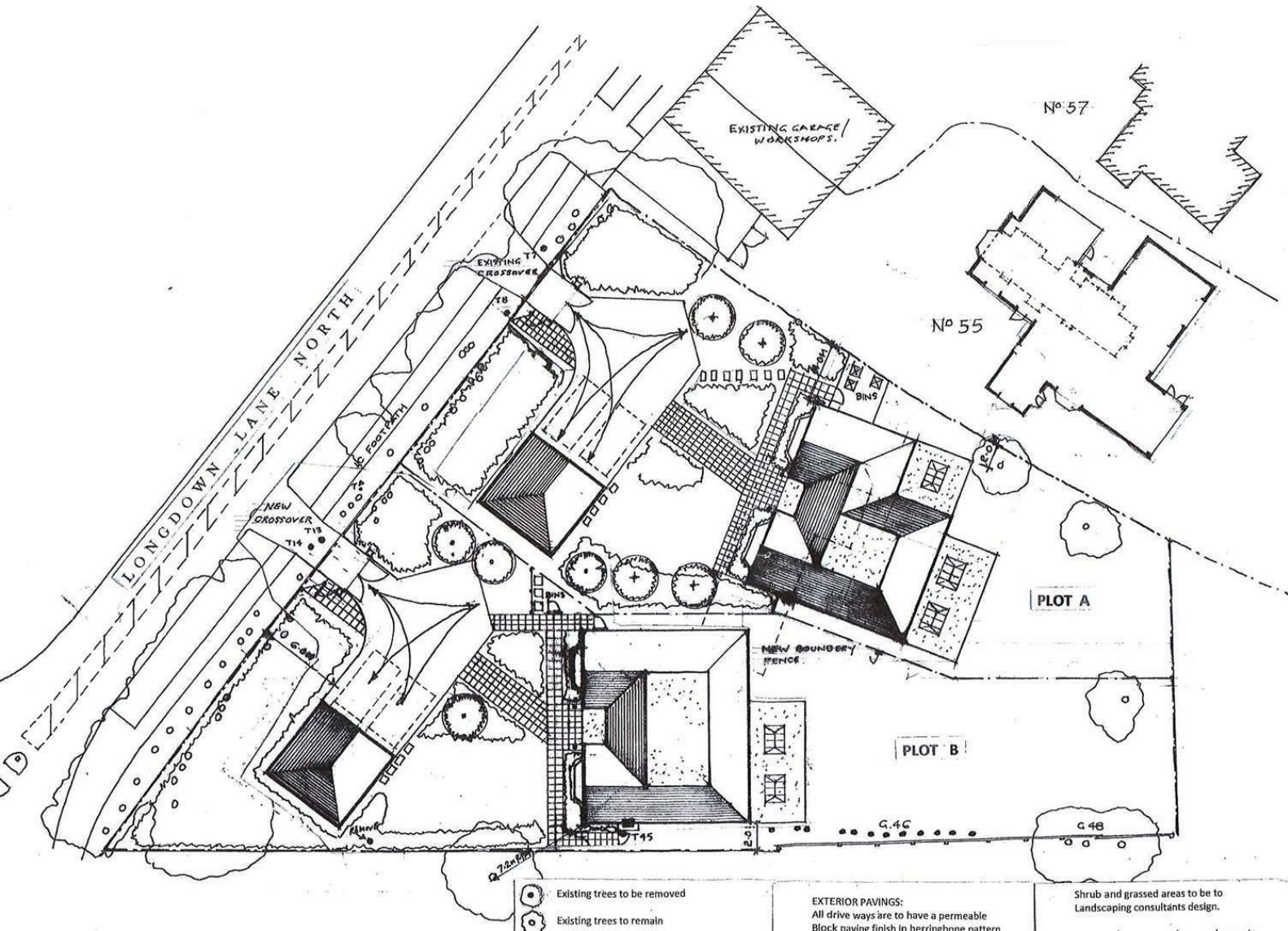
### AGENTS NOTE

The Freehold has planning for two substantial detached houses with permission granted. Any prospective purchase that may be interested in this should see the property's Commercial Listing upon Rightmove website or contact us for further information. Overall plot is 0.560.









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