



Talisman Way, Epsom, Surrey KT17 3PQ  
Offers In The Region Of £899,950 - Freehold

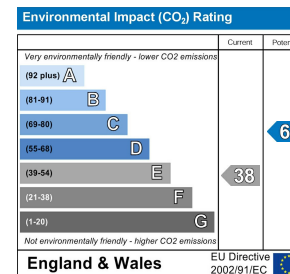
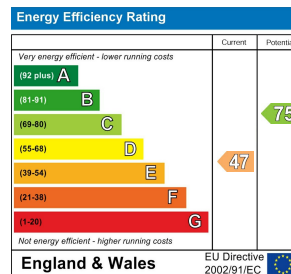


**WILLIAMS  
HARLOW**





A very well presented Georgian style detached residence offering FOUR bedrooms, TWO bathrooms alongside a family room, sitting room and dining room. The property is set within well attractive gardens with attached double garage and private drive way providing parking for up to eight cars. The property has been tastefully maintained throughout by the present owners and an internal inspection is thoroughly recommended



## FRONT DOOR

Fantail window with outside lights either side giving access through to:

## GENEROUS HALL

5.23m x 2.06m (17'2 x 6'9)

Stairs rising to the first floor with attractive balustrade. Window to front. Covings.

## CLOAKS LOBBY

With hanging and obscured glazed window to front. Alarm control panel. Doorway providing access through to:

## RE-FITTED DOWNSTAIRS WC

Half height tiling, tiled floor, WC, obscured glazed window to side. Wash hand basin with mixer tap and downlighters.

## SITTING ROOM

7.06m x 4.80m (23'2 x 15'9)

The room is of double aspect with two windows to front and bay window to rear. Two ceiling roses, fireplace feature with inset gas flame effect fire. Window seat set into bay window.

## RE-FITTED KITCHEN

4.17m x 3.99m (13'8 x 13'1)

Roll edge work surfaces incorporating a stainless steel 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral appliances of washing machine, and dishwasher. Fitted double oven and grill. Surface mounted halogen hob with chimney extractor above. Plinth heater. A comprehensive range of eye level cupboards benefiting from under lighting. Window to rear, window to side and connecting door to the side. Part tiled walls. Downlighters. Tiled floor. Cupboard housing gas central heating boiler.

## FAMILY ROOM

4.17m x 3.05m (13'8 x 10'0)

Ceiling rose, coving and double opening glazed french doors giving access through to:

## DINING ROOM

5.54m x 2.84m maximum dimensions (18'2 x 9'4 maximum dimensions)

Windows on all three sides enjoying a pleasant outlook over the property's

rear garden. Double opening doors to the side. All is built on a third height brick with a useful sill.

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Three windows to front. Access to loft void and airing cupboard.

### MASTER BEDROOM

5.46m x 4.14m (17'11 x 13'7)

Ornate coving and ceiling rose. Window to rear. Doorway providing access to:

### DRESSING ROOM

Obscured glazed window to side. Fully tiled walls. Fitted wardrobe. Roll edge work surface incorporating a sink with mixer tap with vanity cupboards and drawers below. Mirrored medicine cabinet. From here there is a doorway providing access to:

### EN-SUITE BATHROOM

White suite. Panel bath with mixer tap and separate shower attachment. Low level WC. Fully tiled walls. There is a wall mounted independent shower above the bath with a glass shower screen. Obscured glazed window to side. Fully tiled walls and tiled floor. Heated towel rail.

### BEDROOM TWO

4.24m x 3.66m (13'11 x 12'0)

Window to rear. Fitted wardrobe.

### BEDROOM THREE

4.24m x 2.59m (13'11 x 8'6)

Window to rear. Fitted wardrobe.

### BEDROOM FOUR

2.67m x 2.11m (8'9 x 6'11)

Window to front. Fitted wardrobe.

### RE-FITTED SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Downlighters. Obscured glazed window to front. Heated towel rail.

## OUTSIDE

The property has well maintained gardens.

## FRONT

There is principally two areas of lawn with a pathway providing access to the front door with various flower and shrub borders and mature tree.

## PARKING

There is parking for approximately 8 vehicles off street on a well laid herringbone brick driveway.

## BOOT ROOM

5.59m x 1.04m (18'4 x 3'5)

Door to the front and rear. This also connects with the kitchen. Tiled floor.

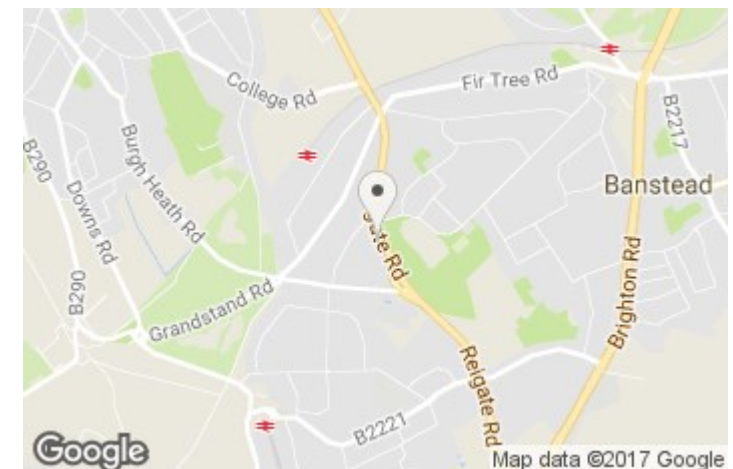
## ATTACHED DOUBLE GARAGE

5.79m x 5.21m (19'0 x 17'1)

Accessed via electronically controlled up and over door. Power and lighting. Connecting door and window to rear.

## REAR GARDEN

Immediately to the rear of the property there is a patio expanding the rear width with steps up to an area of well manicured lawn which is surrounded by a pea shingle border beyond which there are various flower and shrub borders. The garden also benefits from having an outside tap and outside lighting.





Banstead Office

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## Talisman Way, Epsom

Approximate Gross Internal Area = 178.3 sq m / 1919 sq ft

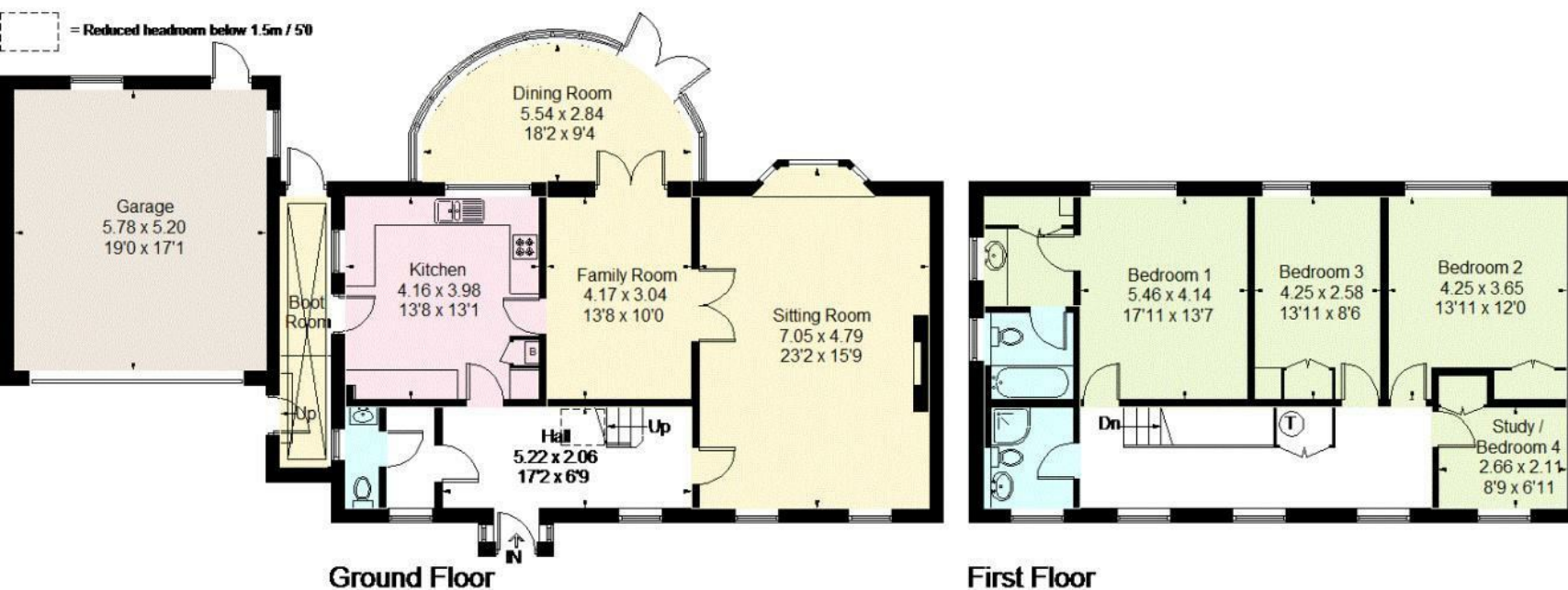
Garage = 30.1 sq m / 324 sq ft

Total = 208.4 sq m / 2243 sq ft



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FLOORPLANZ © 2017 0203 9056099 Ref: 183901

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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