

## 12 Thorndon Gardens, Epsom, Surrey KT19 0QW

### Guide Price £950,000

A fantastic detached property with a modern contemporary design offered for sale in excellent condition located approximately half a mile from Stoneleigh station. The property has been cleverly extended and includes: four/five bedrooms, en-suite shower room, family bathroom, kitchen/dining room open plan to family room, further reception room, downstairs cloakroom and utility room. Outside there is a landscaped rear garden of approx. 80ft, large garden cabin and gym room with off street parking to the front for several cars.



### Covered Entrance

Outside lighting and double glazed front door to property.

### Hallway

Double glazed window, radiator, thermostat control, stairs to first floor.

### Front Reception

14'0 x 14'0 (4.27m x 4.27m)

Currently used as a bedroom, double glazed bay window, coved ceiling, two radiators.



### Family Room

14'2 x 11'5 (4.32m x 3.48m)

Radiator, open plan to kitchen/dining room.



### Kitchen/Dining Room

19'8 x 10'9 (5.99m x 3.28m)

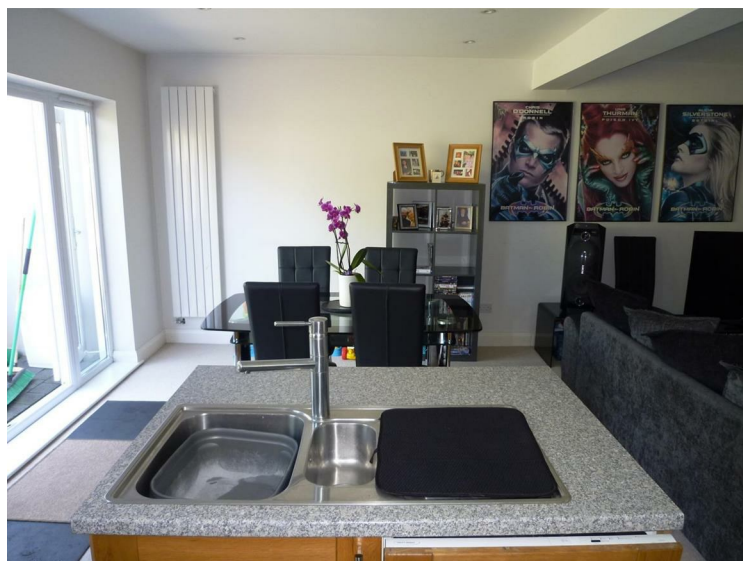
Down lights, double glazed patio doors to garden, double glazed windows, work surfaces with range of base and wall units, radiator, Range style oven and extractor above, island unit with work-top and inset sink unit, integral dishwasher, two fitted fridges and two fitted freezers.



Alternate View



Alternate View



Alternate View





### Utility Room

17'0 x 7'10 (5.18m x 2.39m)

Space for washing machine, cupboards housing mega-flow system and gas boiler, double glazed windows and door to side, tiled floor, work surfaces with base units, inset sink and drainer, radiator.



### En-Suite

8'6 x 5'0 (2.59m x 1.52m)

Tiled floor and part tiled walls, double shower cubicle, heated towel rail, wc, wash hand basin, down lights, double glazed window.



### Downstairs Cloakroom

Tiled floor, wc, wash hand basin, radiator, double glazed window.

### First Floor Landing

Loft hatch with access to roof space, double glazed window, radiator.

### Bedroom One

14'4 x 10'10 (4.37m x 3.30m)

Double glazed rear window, radiator, down lights.



### Bedroom Two

14'0 x 14'0 (4.27m x 4.27m)

Double glazed front window, radiator.



### Bedroom Three

10'2 x 9'10 (3.10m x 3.00m)

Double glazed side window, radiator.



### Bedroom Four

12'0 x 7'11 (3.66m x 2.41m)

Maximum dimensions, double glazed bay window, radiator.



### Family Bathroom

10'2 x 6'4 (3.10m x 1.93m)

Tiled floor and part tiled walls, panel enclosed bath with mixer taps and shower attachment, wash hand basin, wc, shower cubicle, heated towel rail, down lights, double glazed window.



### Alternate View



### Rear Garden

Patio area with outside lighting and side access, outside tap, lawned garden approximately 80ft edged with flower and shrub borders, large timber shed with power and lighting.





### Gym

16'10 x 8'5 (5.13m x 2.57m)

Power points and lighting.



### Garden Cabin

Comprising two separate rooms, kitchenette with games area, shower room.



### Alternate View

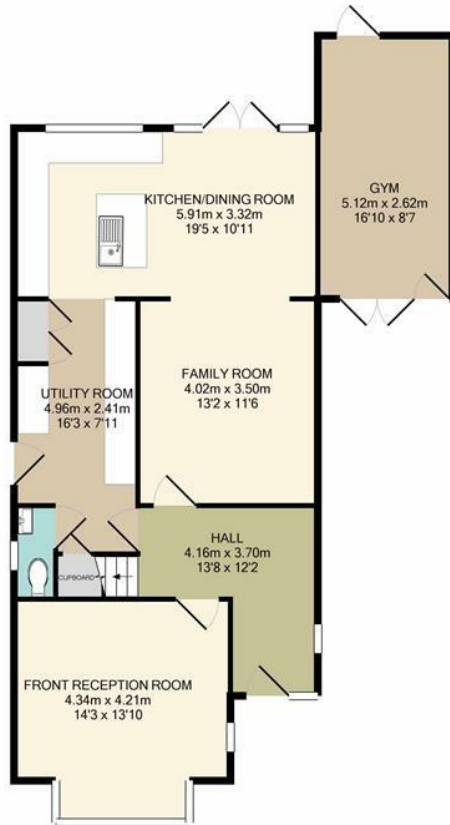
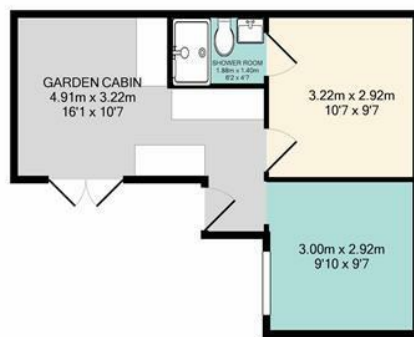


### Secret Garden

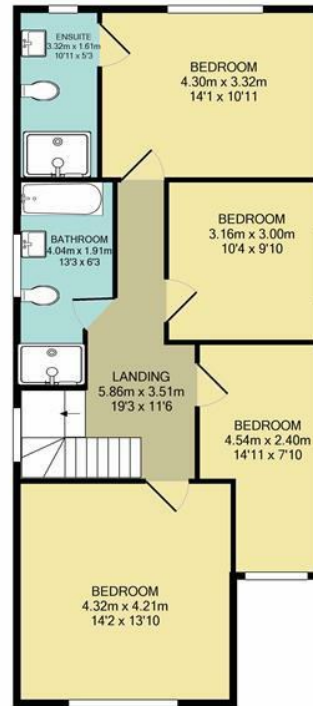
Further decked private area with space for table and chairs. Garden shed with power points and lighting.





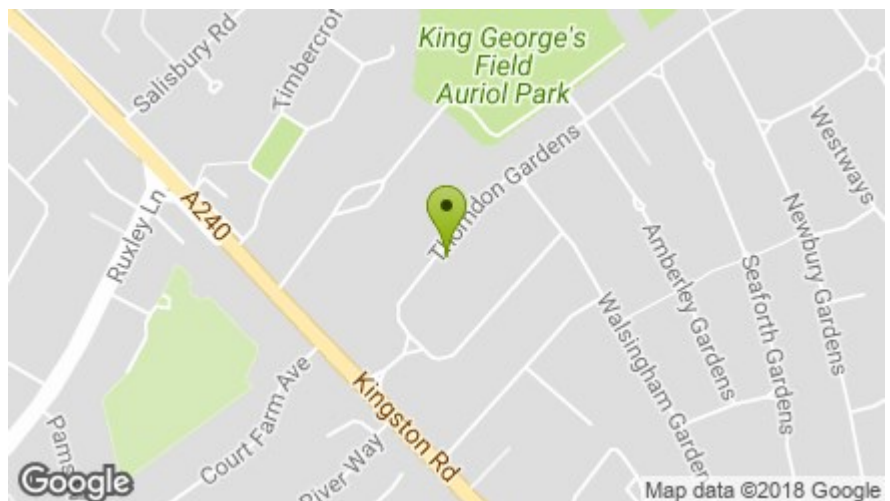



Ground Floor  
Approx. Floor  
Area 123.0 Sq.M.  
(1324 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 75.6 Sq.M.  
(813 Sq.Ft.)

Total Approx. Floor Area 198.6 Sq.M. (2137 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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>		<b>81</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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