



RESIDENTIAL SALES

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Waysmeet, Epsom Road, Epsom, Surrey



Overview...

- Five/Six Bedrooms
- Occupying 0.25 Of An Acre
- Close To Well Regarded Schools
- Modern Kitchen/ Breakfast Room
- Four Reception Rooms
- Two Ensuites
- Close To Transport Links
- EPC Grade: D

Our view...

This fantastic five/six bedroom detached home is set in a prime location. Being within walking distance to Ewell Village and Epsom, you are well served for access into London via Ewell East station and West Ewell station. You also have the added benefit of being close to highly regarded schools, shops, restaurants and many other facilities that Ewell and Epsom have to offer. To the front of the property there is off street parking for multiple cars and electric gates for your privacy. Internally the property offers a modern kitchen/breakfast room, four reception rooms, five/six bedrooms (two of which have en-suites), a spacious conservatory and a secluded rear garden.

£1,200,000
Freehold

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING



Waysmeet, Epsom Road, Epsom, Surrey

Entrance Hall

Tiled floor, with doors leading to

Dining Room

6.22m x 5.99m (20'5" x 19'8")
Laminate flooring, patio doors leading on to garden

Kitchen/Breakfast Room

4.37m x 3.68m (14'4" x 12'1")
Luxury high gloss kitchen, ceramic tile flooring, space for range cooker with extractor hood over head, inset spot lights, contrast tiled splash back, range of wall mounted cupboards with matching base units, wooden work tops, integrated fridge freezer, dishwasher, stainless steel sink with

drainer. Double glazed window to rear aspect, breakfast bar.

Utility Room

Range of base units with mounted sink

Downstairs W/C

Low level W/C with pedestal hand wash basin





Your view...



Living Room

5.05m x 3.68m (16'7" x 12'1")
Ceramic tiled floor, inset spot lights, double glazed window to front aspect

Family Room

3.48m x 3.00m (11'5" x 9'10")
Tilde flooring, double glazed window to front aspect

Bedroom Six

Wood flooring, built in wardrobe, double glazed window to rear aspect

Ensuite

Ceramic tiled floor, pedestal hand wash basin, free standing shower cubicle, low level W/C, obscured double glazed window to side aspect

Sitting Room

Wood flooring, wall mount lights, triple aspect leaded light double glazed windows, coal effect gas fire with stone surround

Conservatory

Fitted sun blinds on roof, ceramic tile floor, double glazed door leading to garden, electric ceiling fan,

First Floor Landing

Wood stairs case leading to landing

Bedroom One

5.21m x 3.68m (17'1" x 12'1")
Double glazed window to rear aspect, wood flooring, inset spot light

Ensuite Shower

Fully tiled walls. luxury multi-jet shower enclosure, low level W/C, wall mounted sink with storage underneath

Bedroom Two

5.13m x 3.38m (16'10" x 11'1")
Dual aspect leaded effect double glazed windows, built in wardrobes, wood flooring

Bedroom Three

3.89m x 3.86m (12'9" x 12'8")
Double glazed bay window rear aspect, built in wardrobes, wood flooring

Bathroom

Luxury three piece suite comprising of panel enclosed bath with shower over head,

Bedroom Four

Double glazed window to front aspect, wood flooring, built in cupboard,

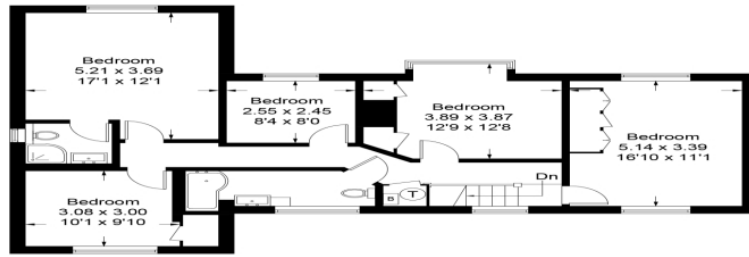
Bedroom Five

Single bedroom, wood flooring, double glazed window to rear aspect, ideal for a study or a nursery.

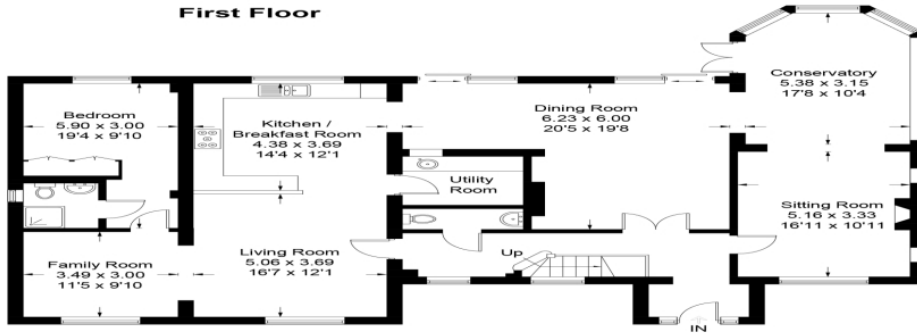
Outside

Decked area leading to lawn with mature flower beds and shrubs, space for shed.

Approximate Gross Internal Area = 250.2 sq m / 2693 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID309694)
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Local Authority

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

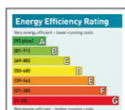
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For full EPC please contact the branch

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