



## Windmill Lane, Epsom, Surrey, KT17 1HY

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**Asking Price: £695,000**

**\*\*CATCHMENT AREA OF WALLACE FIELDS SCHOOL\*\*** Thomas & May is Delighted to Bring to the Market this Character Detached Three Bedroom Family Home Located Within the Catchment Areas of Wallace Fields, Glynn and Rosebery Schools. The Property is Situated within 0.5 Miles of Epsom Town Centre with its Shops, Local Amenities and Mainline Station with Excellent Links to London. The Property Offers Great Potential to Enhance and Extend Subject to the Usual Planning Consents. The House Boasts a Larger than Average Plot with Generous Front and Rear Gardens. On the Ground Floor there is a Modern Kitchen with Side Access, Cloakroom and a Through Living/Dining Room with Bay Windows and Patio Doors. On the First Floor there are Two double Bedrooms, Third Bedroom, Family Bathroom and a Separate WC. The Property Benefits from a Rear Garden that Offers a South/Westerly Aspect, Detached Garage with Gated Access and Off Street Parking.



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### ENTRANCE

Glazed door leading to porch, tiled floor, outside light, front door leading to.

### HALL

Front aspect window, coved ceiling, smoke alarm, telephone point, power points, thermostat control for central heating, radiator, under stairs cupboard, doors to;

### KITCHEN

*3.61m (11' 10") x 2.69m (8' 10")*

Rear aspect double glazed window, side aspect double glazed door, range of wall and base units, roll edge work top, stainless steel sink with drainer and mixer tap, integrated oven, integrated gas hob with extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, radiator, part tiled walls, power points, down lights, under unit lighting, tiled floor.

### LIVING/DINING ROOM

*8.05m (26' 5") X 3.48m (11' 5")*

### LIVING AREA

Front aspect double glazed leaded light bay window, side aspect double glazed frosted window, gas fire, coved ceiling, power points, cable TV point, TV aerial point.

### DINING AREA

Rear aspect double glazed French doors opening onto patio and rear garden, side aspect double glazed frosted window, coved ceiling, power points, radiator.

### CLOAKROOM

Side aspect double glazed frosted window, two piece suite comprising low level wc, basin with mixer tap, part tiled walls, heated towel rail.

### STAIRS

Turning stair case with side aspect double glazed frosted window leading to landing which has smoke alarm, hatch giving access to insulated and part boarded loft, airing cupboard, doors to;

### BEDROOM 1

*3.99m (13' 1") X 3.81m (12' 6")*

Front aspect double glazed leaded light window, radiator, power points.

### BEDROOM 2

*4.14m (13' 7") x 3.30m (10' 10")*

Rear aspect double glazed window, radiator, coved ceiling, power points.

### BEDROOM 3

*2.44m (8' 0") X 2.34m (7' 8")*

Front aspect double glazed leaded light window, radiator. power points.

### BATHROOM

Rear aspect double glazed frosted window, three piece suite comprising basin with mixer tap, panel enclosed bath, shower cubicle with power shower, heated towel rail, tiled walls, tile effect flooring.

### W.C.

Side aspect double glazed frosted window, low level wc, tiled walls.

### OUTSIDE

### REAR

Rear garden laid mainly to lawn with mature shrub borders, patio area, path leading to gates giving rear access to garage, gates giving side access on both sides, outside tap.

### DETACHED GARAGE

With power and lighting

### FRONT

Laid mainly to lawn, mature shrub borders, path leading to front door, gates giving side access.