



Reigate Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £1,175,000 Freehold

- Six bedroom detached family home
- 3750 Sq. Ft of space on 0.30 of an acre plot
- 106ft x 65ft South/Westerly facing garden
- Overlooking and backing directly onto fields
- Four/five flexible reception rooms
- 18ft x 17ft Kitchen/Breakfast room
- Four piece ensuite and family bathroom
- 65ft frontage with large driveway & garage
- Easy access to station & shops
- Ofsted Outstanding schools nearby



Sat on a generous plot of a third of an acre, with a gorgeous South/Westerly facing rear garden that overlooks and backs directly onto open fields, The Personal Agent are proud to present this detached family home that provides over 3750 Sq. Ft of flexible space. This wonderful property enjoys a great position within this popular residential road as well as tons of charm and natural light throughout, having been a much-loved home for our clients over the past 27 years.

The original part of the house is over 100 years old, although it has been cleverly and sympathetically extended in the past to provide a flexible layout that is perfect for modern living and will likely meet the requirements of any growing family. From the impressive triple aspect living room to the bright kitchen/breakfast room, which seamlessly links to the delightful 106ft x 65ft rear garden, this home really has it all. In addition, it is also worth noting that all floors could be reconfigured to suit the specific needs of buyers wanting to place their own stamp on a home, with accommodation large enough to change the rooms to many different uses or reconfigurations, if desired.

With an impressive 65ft x 63ft frontage which ensures that the property sits nicely back from the road, the large driveway makes a great first impression ensuring this home should be viewed first hand to be fully appreciated.

With generous accommodation arranged over three floors, there is a welcoming entrance hall, 28ft triple aspect lounge, three further receptions rooms which could be used as a formal dining, office space or kids' playroom, and a conservatory which look out onto the expansive rear garden. The ground floor is completed by an 18ft x 17ft kitchen/breakfast area, useful utility room and WC.

To the first floor the principal bedroom enjoys great views of fields to the rear and a modern four-piece ensuite bathroom. In addition there are four further double bedrooms and a sixth single bedroom, which is currently being used as a dressing room but could also be converted into another ensuite. The bedrooms are serviced by a smart family bathroom and separate WC.

Should you need even more space, there is a bonus room on the second floor that could be used as a 6th/7th bedroom or an office area/games room which leads on to cavernous loft area.

The property has a generous driveway with parking for at least five vehicles and a tandem garage. To the rear there is a large patio, ideal for barbecues or entertaining and storage aplenty at the far end of property with

sheds and outbuildings all of which are set within the 106ft x 65ft South/Westerly facing garden.

Further noteworthy points include, considerable areas of smart Karndean flooring, updated double glazing throughout the entirety of the property, an annually serviced boiler, as well as the entire house being rewired in recent years.

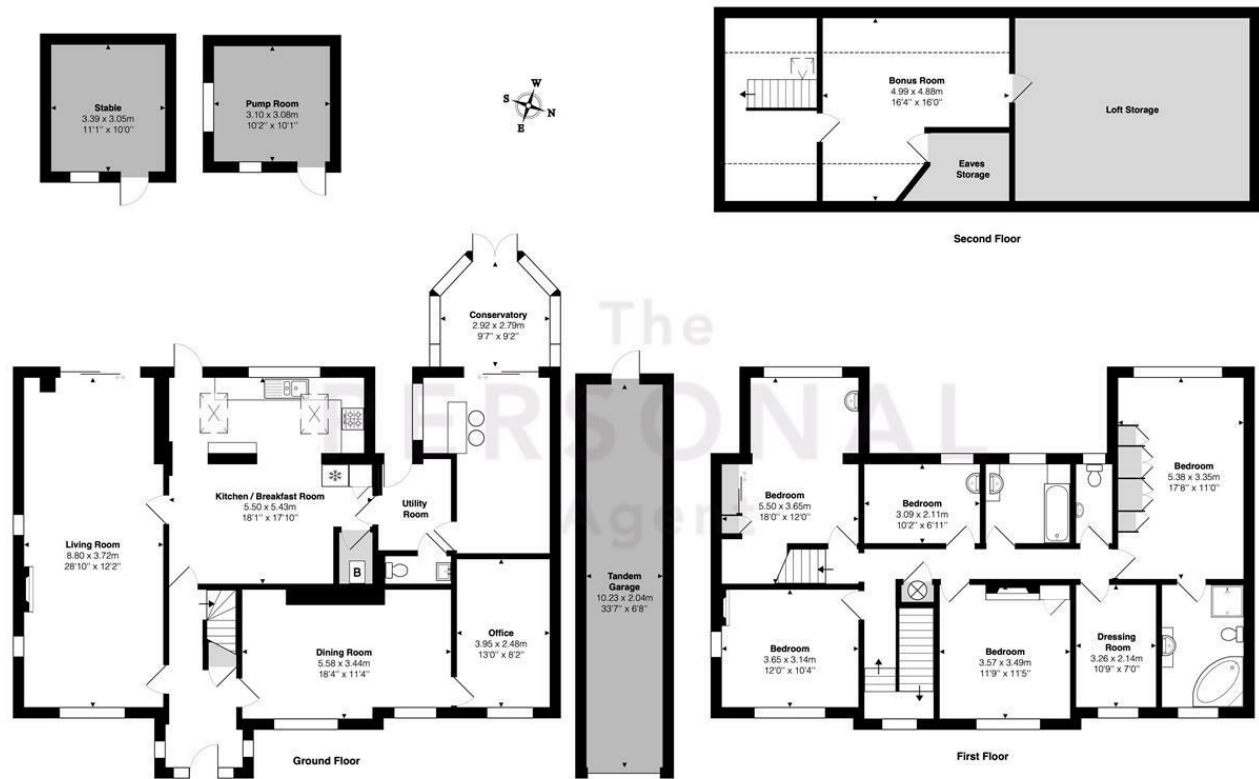
Reigate Road is a popular residential road within close proximity of the wide-open spaces of Priest Hill nature reserve just across the way. There are a choice of Ewell East, Ewell West and Epsom stations all within a mile and a great array of Ofsted outstanding schools very close by to the property.

If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space, then Epsom Downs itself is just around the corner. The practicality of the location continues with a number of local convenience stores within nearby Ewell Village, or if you are wanting more variety the popular market town of Epsom offers a selection of retail units, leisure facilities and restaurants that are just a couple of miles away.

Tenure - Freehold  
Council tax band - G







Reigate Road, Epsom  
 Total Area: 348.4 m<sup>2</sup> ... 3750 ft<sup>2</sup>  
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The  
**PERSONAL**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		54
(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	

**EPSOM OFFICE**  
 2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**  
 141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333699

**LETTINGS & MANAGEMENT**  
 163 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.



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