



Downs Road, Epsom

The **PERSONAL** Agent

Guide Price £1,750,000

Freehold

- Substantial detached family home
- Accommodation approaching 3750 Sq. Ft
- Generous South/West facing garden
- Home cinema / entertainment hub
- Six bedrooms & four bathrooms
- Large living room & stunning kitchen/diner
- 105ft South/Westerly garden & 45ft frontage
- Detached games room & separate store
- Easy walk to Town, Station, Schools & Park
- Practical utility room & d/s cloakroom



Set within a desirable tree lined road to the South of Epsom town centre and within easy reach of Epsom mainline station, and open spaces of The Downs, this substantial detached family home benefits from a 45ft frontage, secluded 105ft South/Westerly facing gardens and sits on a plot of around 0.22 of an acre.

The current owners have significantly updated and modernised the property to create a stunning family home that successfully balances a great amount of space with a truly homely feel, something that can be a rarity with larger houses.

Walking around the property the attention to detail and high standard of finish is immediately evident with many upgrades and stylish design touches that creates what we feel is the ultimate family home, in a superb location with longevity in abundance.

As soon as you set foot into the property, its easy to see why its so special. The front door leads you into a central hallway from which all of the rooms flow perfectly as well as providing a great welcoming feel. On the ground floor there is a stunning kitchen/dining room, a generous main reception

room with study nook, and then arguably the most impressive space which is a fully automated cinema room and entertainment space. From a practical sense there is a utility room and a guest cloakroom.

The ground floor is completed by a guest bedroom suite with ensuite facilities and the first and second floors enjoy five double bedrooms, ensuite shower room , family bathroom and a further family shower room too, all finished to a high standard.

The property is surrounded by mature and pretty grounds that enjoy a South/Westerly aspect and are approaching 0.22 of an acre with large driveway. The terrace in the garden is the perfect area to watch the sun go down from, with steps down to a large lawn and access to the two brick built outbuildings, one of which is a fantastic games room/sports bar and the other that provides scope to be converted from useful storage into a gym or work from home office if desired.

From a practical point of view, the location of this home is also fantastic. Epsom railway station is approximately of 1.0 mile away and provides regular links to London Victoria, Waterloo and London Bridge. There are also excellent schooling options locally, both in the state and public sectors,

although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

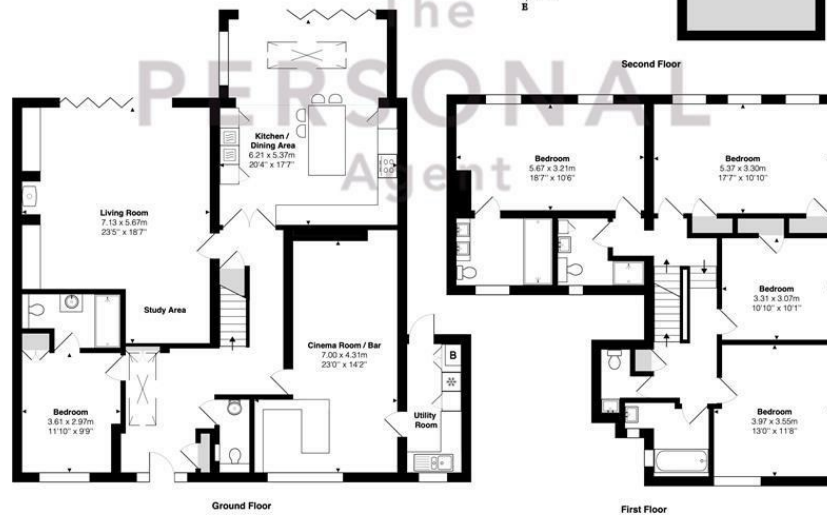
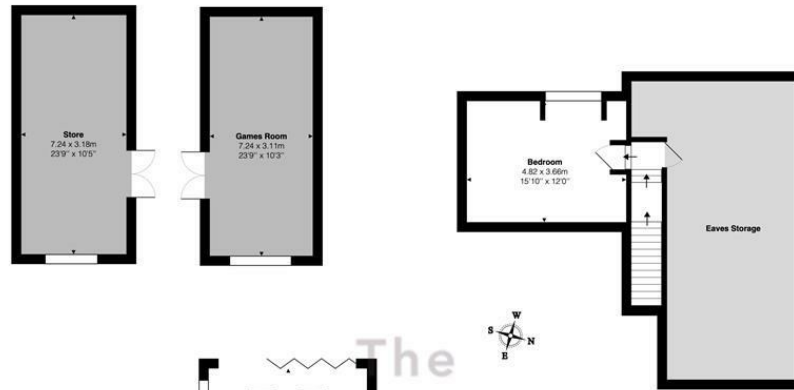
With Epsom Downs just a short distance away and Rosebery Park also just on its doorstep, you are simply spoilt for choice, making this home such a great option all round.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - G







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Total Area: 348.1 m² ... 3747 ft²
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.
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