



Longdown Lane North, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- No ongoing chain
- An impressive plot of 0.23 of an acre
- Outstanding local school catchment
- Four generous bedrooms
- Ensuite bathroom & family bathroom
- 18ft kitchen/dining room
- 27ft extended living/family room
- Separate dining room
- 50ft x 50ft frontage with garage & parking
- 116ft x 50ft rear garden backing fields



Backing directly on to open fields and benefitting from no ongoing chain, this detached family home benefits from a fantastic position and enjoys a plot of 0.23 of an acre with a beautiful 113ft x 60ft garden. The property is offered to the market in very good general order having been extended and well maintained over the years by the previous owners.

The property itself enjoys a 50ft x 50ft frontage and an incredibly well balanced layout that is perfect for the growing family with further scope to extend if desired. When you couple the generous space it provides with its near quarter of an acre plot, finding a more impressive home, will be a very difficult task indeed.

The bright and spacious accommodation is immediately evident from the moment you step through the front door. Benefitting from 2030 Sq. Ft of total space, the property provides the

perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.

At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining and links to the beautiful private rear garden.

There is a 27ft extended living room which is triple aspect and has bi-fold doors that link to the dining room that could just as easily be used as a play room or family room. The ground floor is completed by a downstairs cloakroom and the fantastic addition of a 20ft x 15ft double garage that provide scope to be converted into further accommodation if required.

The spacious master bedroom is served by a modern ensuite four piece bathroom, whilst the three further bedrooms are well proportioned and served by a modern family bathroom.

Outside the property benefits from a large driveway with parking for several cars. The beautiful rear garden which is wonderfully private and measures 116ft x 50ft at its maximum and benefits further from a small wooded copse at the rear and ultimate seclusion given that the plot backs directly onto open fields.

Homes on Longdown Lane North are always popular, especially one with such a great plot as this. Located within easy reach of Ofsted outstanding local schools, local amenities and the picturesque open spaces of Epsom Downs which are also nearby. Ewell East & Epsom Downs railway stations are within walking distance whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold
Council tax band - G



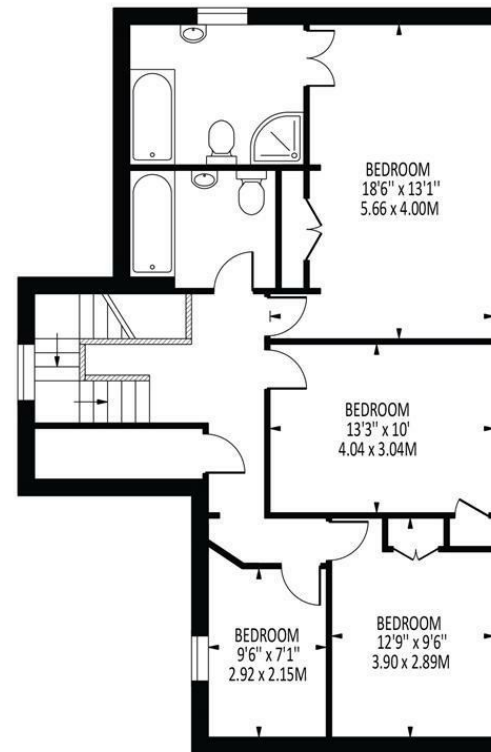
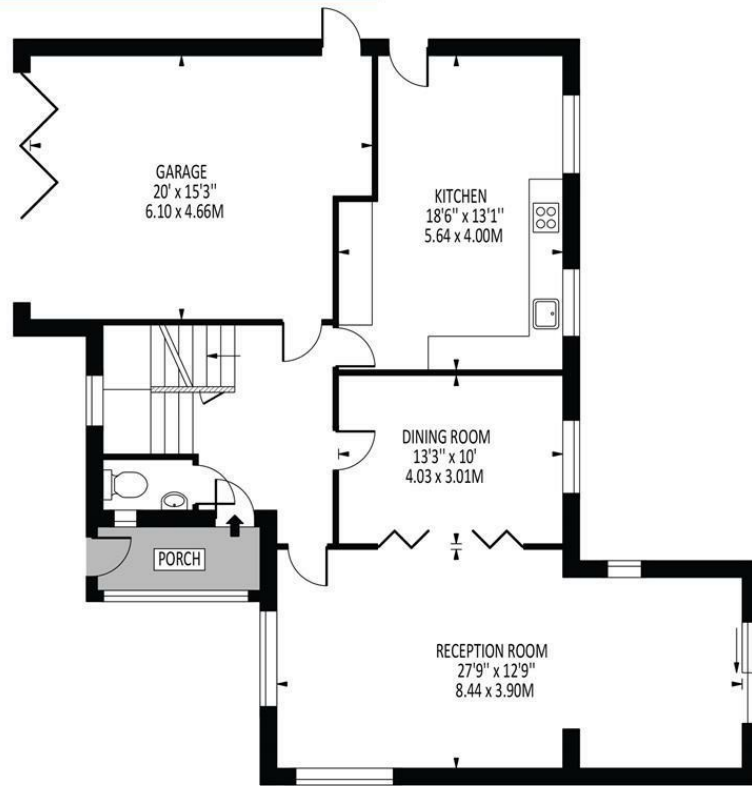


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Total Area: 2030 SQ FT • 188.59 SQ M
(Including Garage)
Garage Area : 292 SQ FT • 27.13 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	

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