



Downs Road, Epsom

The **PERSONAL** Agent

# Guide Price £1,150,000

## Freehold

- Stunning outlook over fields
- Modern detached family home
- Incredible kitchen/dining/family room
- Two further reception rooms
- Downstairs cloakroom & utility space
- Four bedrooms with wonderful views
- Ensuite shower room & luxury bathroom
- Electric gated driveway & garage
- Beautiful rear garden with terrace & views
- Easy access to town, station & schools



Enjoying an absolutely fantastic outlook over fields and set within a desirable residential road to the South of Epsom town centre which is also close to the open spaces of The Downs, this attractive detached family home has to be viewed to be fully appreciated.

The current owners have significantly extended, updated and modernised the entire property to create a stunning family home that successfully balances a great amount of space with a truly homely feel, something that can be often be lacking in modern 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 perfect turn-key family home, in a superb location with longevity and access to nature 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. There is an absolutely stunning kitchen/dining/family room with bi-fold doors opening to the terrace, a generous main living room and a family room/study. From a

practical sense there is a utility cupboard and a downstairs cloakroom.

There are four nicely proportioned bedrooms, a modern ensuite shower room and a luxurious four piece family bathroom that completes the first floor.

The rear garden is simply beautiful with the view down the lawn seamlessly blending with the picturesque outlook over fields where the racehorses often graze. The terrace in the garden is the perfect area to entertain friends and family, with steps down to a large lawn which incorporates a sunken trampoline and a hot tub which is the perfect space for relaxing and taking in that view.

Further noteworthy points include a secure driveway with electric gate and door entry system which is linked to CCTV, Lutron lighting system, Lutron electric blinds in living room and landing and recessed speakers throughout the home as well as underfloor heating.

From a practical point of view, the location of this home is also fantastic. Epsom railway station is approximately of 1.3 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 a short walk away, 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 - F





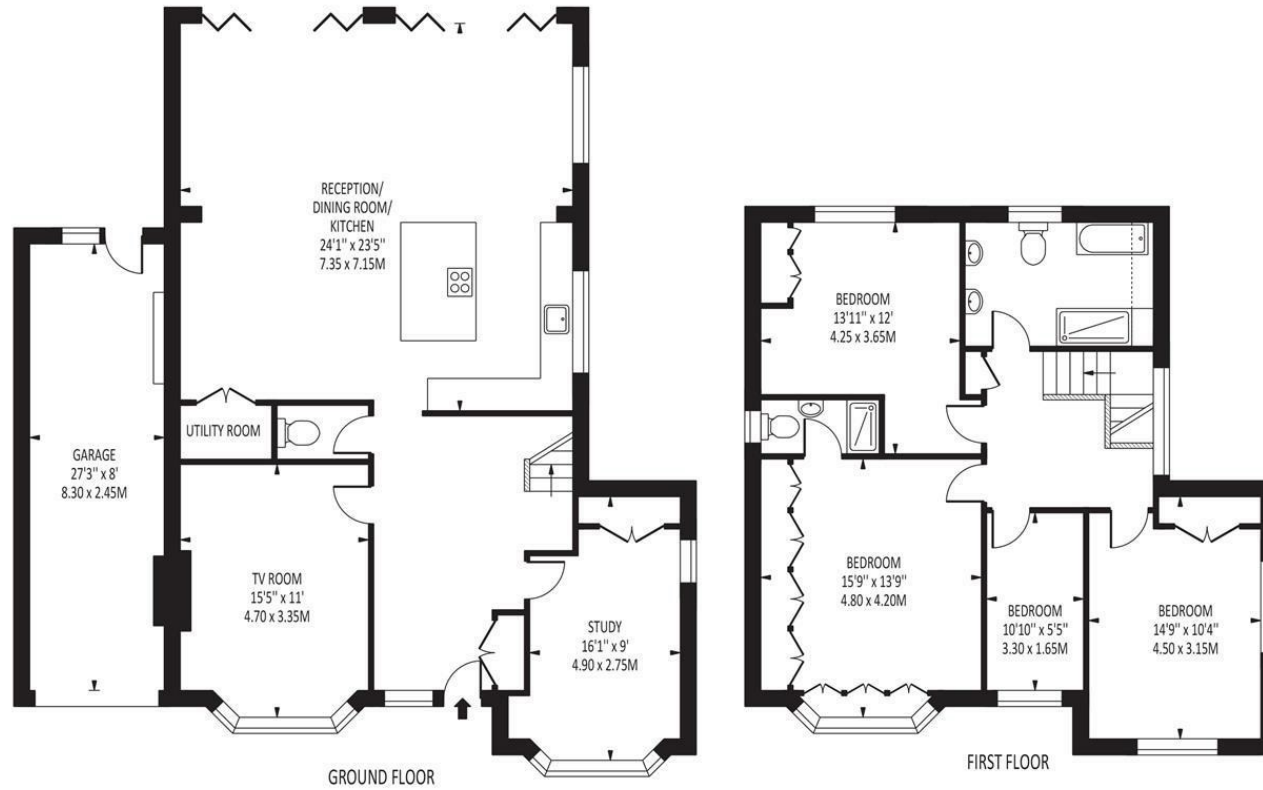


## Downs Road

Total Area: 2127 SQ FT • 197.57 SQ M

(Including Garage)

Garage Area: 219 SQ FT • 20.34 SQ M



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</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	

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