



Longdown Lane North, Epsom

The **PERSONAL** Agent

Guide Price £1,400,000

Freehold

- An impressive plot of 0.41 of an acre
- Attractive detached family home
- Four/five bedrooms, three/four receptions
- 110ft x 95ft secluded rear garden with pool
- Generous carriage driveway with triple garage
- Kitchen/breakfast room & utility room
- Outstanding catchment for local schools
- Tranquil position backing directly onto fields
- Huge scope to extend, subject to planning
- Providing 2880 Sq Ft in total space



Welcome to this charming detached house located on Longdown Lane North in the sought-after area of Epsom. This property boasts ample space with three reception rooms and five bedrooms, offering plenty of room for any growing family or those who love to entertain.

With a generous 2,880 sq ft of total living space, this house sits on a spacious 0.41-acre plot that backs onto open fields, providing a tranquil and private setting. The large carriage driveway adds a touch of elegance to the property, offering convenience and a grand entrance with a great first impression.

Inside, you'll find four/five well-appointed bedrooms and three/four inviting reception rooms, perfect for relaxing or hosting guests. The property also presents an exciting opportunity for extension, subject to obtaining the necessary planning consents, allowing you to tailor the space to your individual needs and preferences.

Situated in an outstanding school catchment area, this home is ideal for families looking to provide their children with access to top-quality education at both primary and secondary level. Don't miss out on the chance to own

this delightful property with great potential for creating your dream home in a desirable location.

It's easy to see why our clients have been so happy here for the last 21 years and given that this is an extremely rare opportunity, early viewing is strongly advised to avoid disappointment by vendors' sole agent.

The ground floor accommodation benefits from well proportioned rooms and comprises a welcoming entrance hall, double aspect living room that links to the family room which in turn links to a dining room making a fantastic flowing reception space that is perfect for entertaining.

There is a spacious kitchen/breakfast room that links to a covered seating area, an ideal space to take your morning coffee whilst the ground floor is completed by a separate living room which is currently being utilised as the fifth bedroom and a downstairs cloakroom.

The impressive space continues on the first floor with four very nicely proportioned double bedrooms and a well presented family bathroom. Outside, the generous carriage driveway provides off street parking for numerous vehicles whilst the triple garage complex also provides a

workshop area, utility room and gardeners W.C.

The garden which measures 110ft x 95ft is a particular feature of the property with incredible privacy, there are manicured lawns with mature shrub borders and steps up to a simply stunning pool complex which is tucked away in a sunny and secluded spot.

The property sits on a highly desirable road and is equidistant from Epsom & Ewell East railway stations with connections to Waterloo and Victoria. Epsom Downs station is within walking distance and the property is also within the sought after Wallace Fields Infant and Junior Schools catchment area as well as being within very close proximity of the internationally renowned Epsom College.

Tenure - Freehold
Council tax band - G

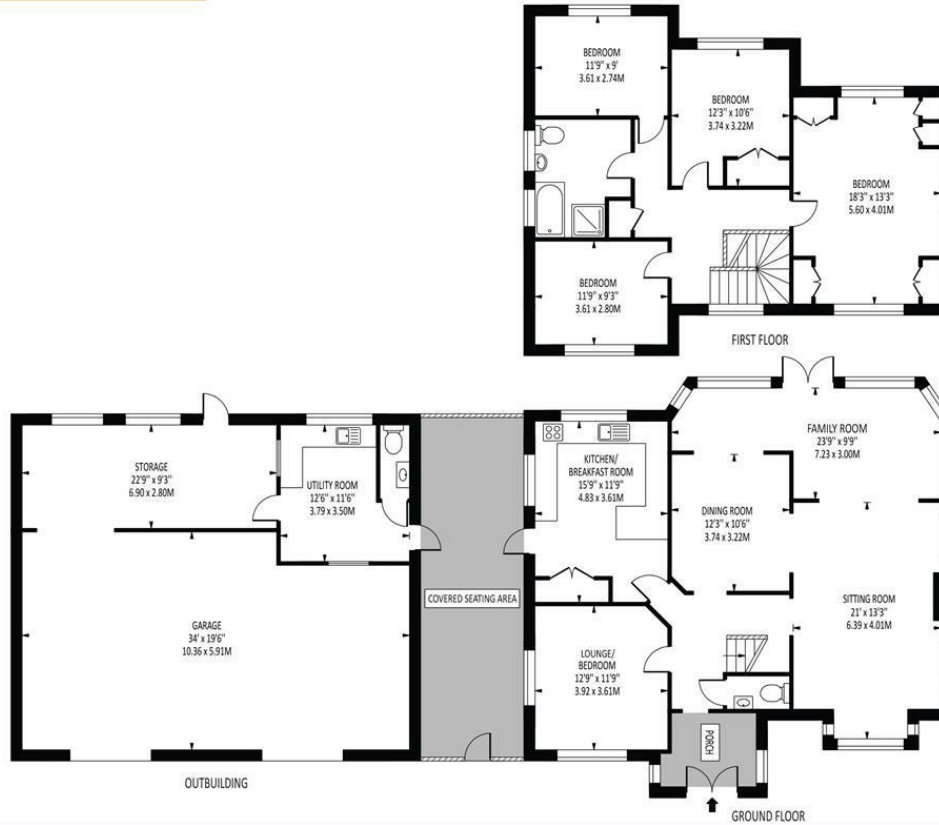




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Longdown Lane,
North Epsom

Total Area: 2880 SQ FT • 267.56 SQ M
(Including Outbuilding)
Outbuilding Area : 995 SQ FT • 92.40 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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