



Downs Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Modern semi detached family home
- Stunning kitchen/dining room
- Two further reception rooms
- Downstairs cloakroom
- Four well proportioned bedrooms
- Stylish ensuite shower room & bathroom
- Garage and off street parking
- Easterly facing rear garden
- Stones throw from The Downs
- Easy access to town, station & schools



Sitting on a corner plot on the charming Downs Road in Epsom, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms and four bedrooms spread across 1,865 sq ft, this property offers ample space for a growing family.

Situated in a sought-after residential area to the South of Epsom town centre and near the expansive greenery of The Downs, this home provides the perfect blend of convenience and tranquillity. The current owners have spared no effort in revamping and modernising every corner of this house, resulting in a stunning family abode that exudes warmth and comfort.

As you wander through the property, you'll be captivated by the meticulous attention to detail and the impeccable quality of the finishes. From the upgraded features to the stylish design elements, every aspect of this home has been carefully curated to offer a turn-key living experience.

This property not only promises a luxurious lifestyle but also ensures long-term satisfaction with its prime location and easy access to nature. Don't miss the opportunity to make this meticulously crafted house your forever home in Epsom.

As soon as you set foot into the property, it's easy to see why it's 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 room with exposed brick fireplace and peninsula making this the real hub of the home. There is a generous main living room with double doors that open onto a family room/kids play room. From a practical sense there is a downstairs cloakroom and further storage perfect for hiding away those unsightly items.

On the first floor there are three nicely proportioned bedrooms, the principal bedroom has a stylish ensuite shower room, sweeping bay window and plenty of storage and the remaining two bedrooms are serviced by a luxurious family bathroom that completes the first floor. The fourth bedroom is on the second floor and has useful eaves storage across three sides.

The rear garden is L shaped and accessed via French doors from the dining room. It is mostly laid to lawn but also has a patio area perfect for Summer BBQ's and entertaining with friends and family. To the front is a mature garden offering great kerb appeal and to the rear is a garage and off street parking.

From a practical point of view, the location of this home is also fantastic. Epsom railway station is approximately 1.2 miles 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 that are nearby.

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

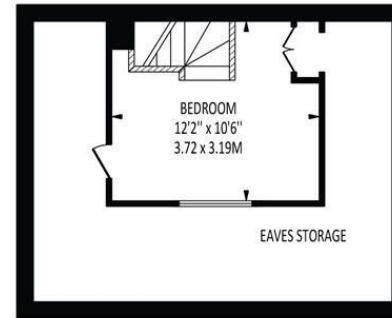
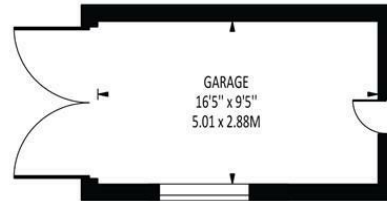




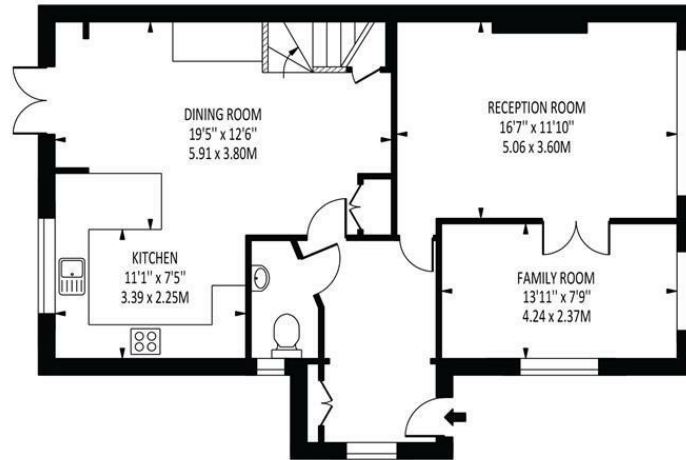
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Downs Road

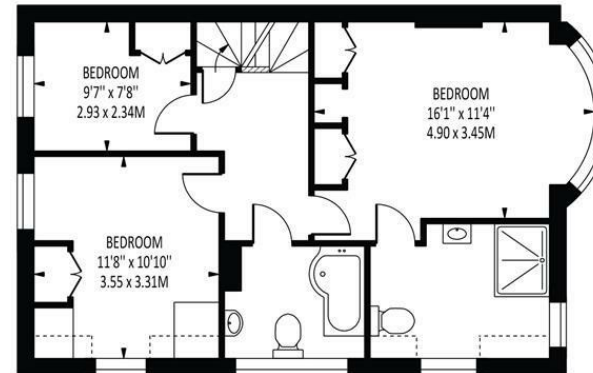
Total Area: 1865 SQ FT • 173.28 SQ M
(Including Garage)
Garage Area : 155 SQ FT • 14.43 SQ M



SECOND FLOOR



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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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