



Garlichill Road, Epsom Downs

The **PERSONAL** Agent

Offers Over £1,150,000 Freehold

- Attractive detached family home
- Offering 2695 Sq. Ft of space
- Stunning 35ft living/kitchen/dining area
- Three further reception rooms
- Four double bedrooms
- Ensuite shower room & main bathroom
- Utility room & downstairs W.C
- 100ft x 48ft Westerly facing rear garden
- Large gravelled frontage with ample parking
- Periphery of world famous Epsom Downs



Just moments from the open spaces of the world famous Epsom Downs, this substantial and incredibly attractive detached family home benefits from a fantastic position and enjoys a plot of 0.21 of an acre with a Westerly facing garden. The property is offered to the market in exceptionally good order having been extended, updated and well maintained over recent years by the current owners.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family with the most incredible 35ft reception space to the rear. When you couple the generous space it provides with its generous plot and secluded 100ft x 48ft rear garden, finding a more impressive home, on the doorstep of the Downs, will be a very difficult task indeed.

Benefitting from 2695 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.

As soon as you step into the welcoming central entrance hall the wonderful feel of this house is immediate with great attention to detail, with accommodation that flows perfectly and makes the most of the natural light.

At the heart of the property is the stunning living/kitchen/dining room that has been cleverly designed to create clearly defined areas whilst linking to the beautiful sunken terrace.

There is a cosy and snug sitting room that is centred around a fireplace, a separate playroom and a generous work from home office too. The ground floor is completed by a utility room, downstairs cloakroom and the fantastic addition of a ground floor suite with its own bedroom, sitting room and ensuite shower room, making it perfect for visiting relatives, teenagers or even an au-pair.

On the first floor there are three double bedrooms which are all well proportioned and enjoy double aspect windows that provide bright and airy feel. This floor is completed by the most amazing modern family bathroom.

Outside the property benefits from a 48ft x 44ft gravelled driveway with parking for several cars. In addition there is a useful side store/garage that is perfect for bikes and buggies, as well as a Westerly facing rear garden which is wonderfully private.

Further noteworthy points to mention include zoned underfloor heating on

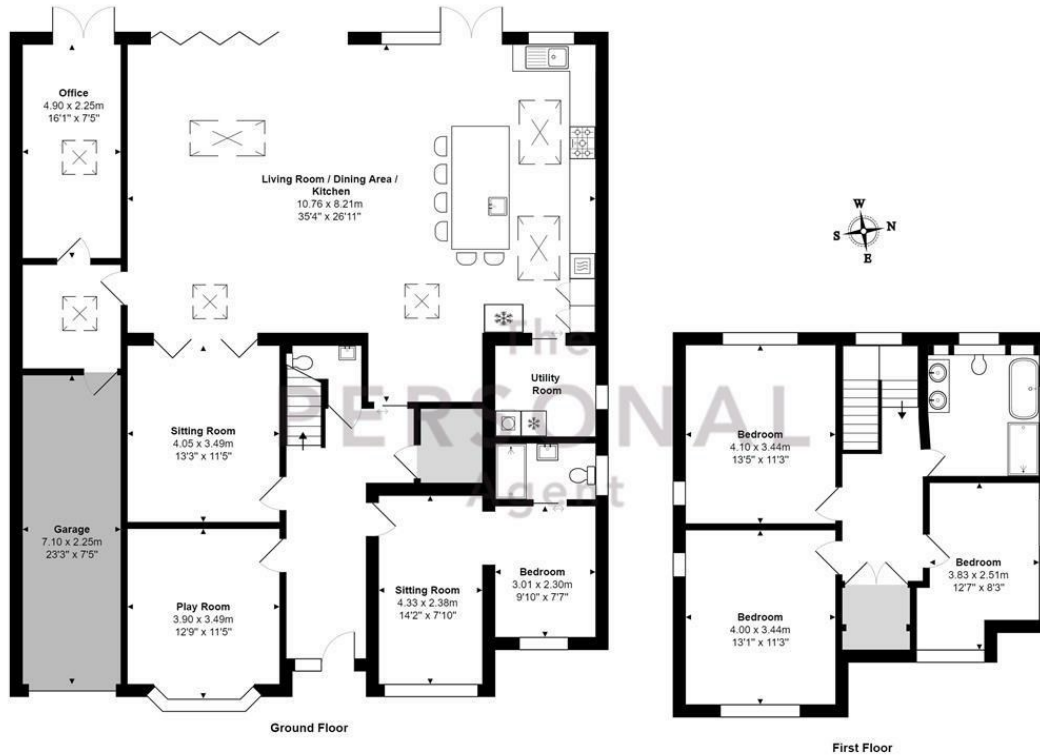
the ground floor, Ethernet cabling and a Valliant pressurised cylinder and boiler, to name but a few.

Homes on Garlichill Road are always popular, especially one as handsome as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away 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







Garlichill Road, Epsom
 Total Area: 250.4 m² ... 2695 ft²
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The
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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
 01372 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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