



Fir Tree Road, Epsom

The **PERSONAL** Agent



# Guide Price £1,150,000

## Freehold

- Detached family home
- Five spacious bedrooms
- Two large reception rooms
- Kitchen opening to 16ft x 14ft dining room
- Downstairs bedroom with ensuite
- Utility room & d/s WC
- Ensuite shower room and family bathroom
- Gated driveway with parking
- 117ft south/easterly garden
- Bar and entertaining area



An impressive and attractive detached family home, located on the periphery of the open spaces of Epsom Downs and with easy access to local amenities and railway station.

The property enjoys an approximate 0.2 acre plot with a large gated driveway to the front with parking for multiple cars, and a secluded and mature 117ft x 40ft South/Easterly rear garden with large terrace ideal for alfresco entertaining.

Benefitting from a flexible layout, with bright accommodation over two floors that provides over 2333 sq ft of space and enjoys an incredibly well balanced layout that is perfect for the growing family who are searching for longevity. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home within this price bracket will be a very difficult task indeed.

As soon as you set foot inside the property, it is easy to see why it is so special. The front door leads to a central hallway from which all of the rooms flow perfectly, as well as providing a great view through the entire house and out to the rear garden.

On the ground floor there is a very impressive kitchen that opens directly to the 16ft x 14ft dining room, which provides the perfect entertaining space for social occasions or just day to day family life. From the dining area there are double doors with direct access to the garden and access to a useful utility room area.

There are two bay fronted reception rooms both with feature fireplaces and a downstairs bedroom with ensuite shower room, perfect as a guest bedroom or space for an elderly relative to stay for a prolonged period of time. The ground floor is completed by a downstairs cloakroom.

The first floor enjoys four bedrooms, three of which are genuine doubles and one a good sized single bedroom that could also make an excellent work from home study. There is an ensuite shower room to the back bedroom and a modern family bathroom, all finished to a high standard and ample storage across the landing perfect for storing away laundry and other items.

The outside of this home is also just as impressive with a mature and secluded rear garden that measures 117ft and enjoys a preferred South/Easterly aspect, ensuring plenty of sun light up to the end of the day.

There is also a fantastic 18ft x 10ft outbuilding that has been set up as a fun bar and games room which opens onto a stylish patio area making it a great spot for long sociable evenings with friends and family enjoying BBQ's and drinks.

Finally, there is a gated driveway with space for many cars and the potential for a garage to be built if you so wish (STPP).

Fir Tree Road provides the perfect mix of convenience and tranquillity with Epsom Downs Station just a short walk away, Epsom Town Centre and the villages at Banstead and Tadworth within a couple of miles yet with open spaces of Epsom Downs Racecourse and Golf Course on the doorstep.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - G







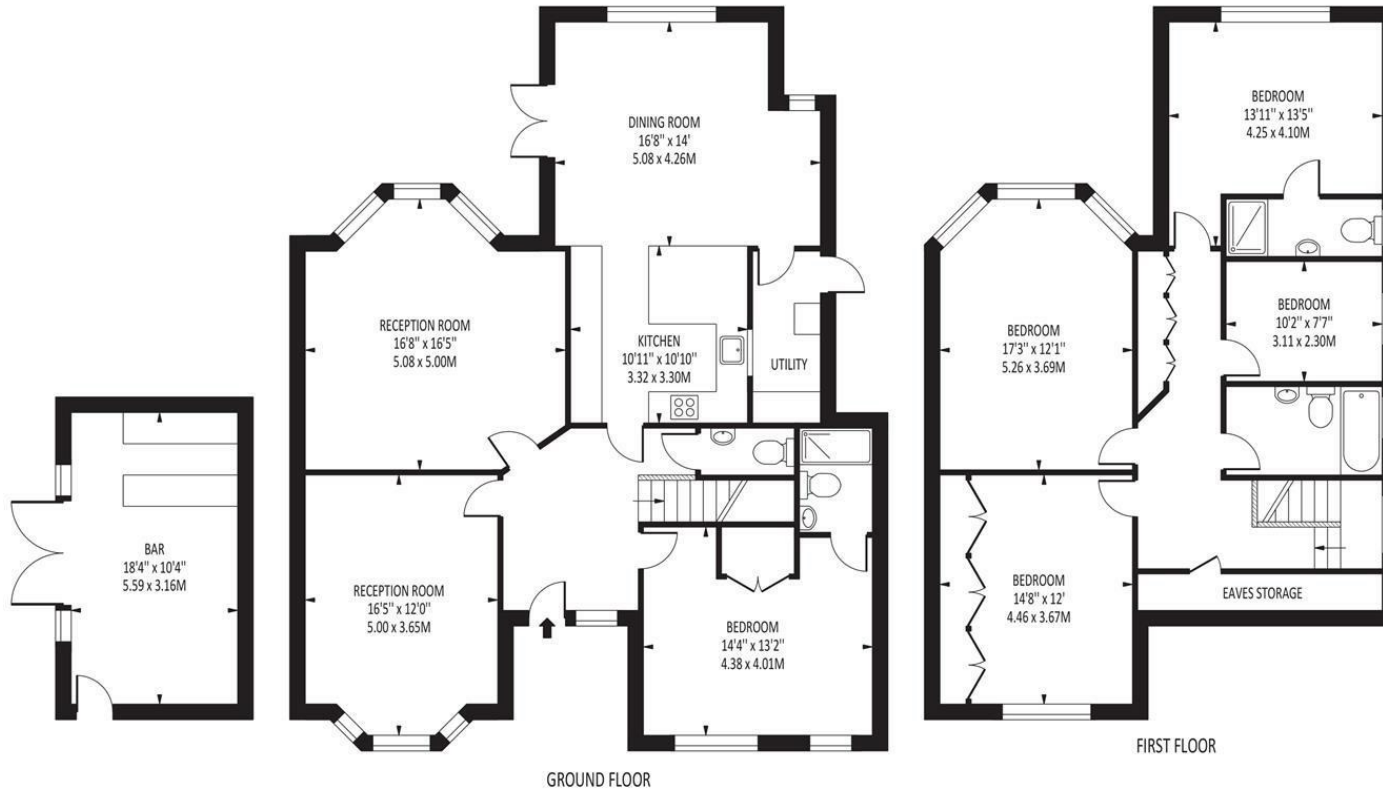


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## Fir Tree Road

Total Area: 2333 SQ FT • 216.72 SQ M  
 (Including Eaves Storage & Bar)  
 Eaves Storage Area: 41 SQ FT • 3.84 SQ M  
 Bar Area: 190 SQ FT • 17.66 SQ M



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>			
(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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 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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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





GARDEN BAR