



Longdown Lane North, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Outstanding local school catchment
- No onward chain
- An impressive plot of 0.22 of an acre
- Five generous bedrooms
- Two bathrooms
- Two spacious reception rooms
- Kitchen/breakfast room & utility room
- Downstairs cloakroom
- 63ft x 51ft frontage with double garage
- 87ft x 53ft rear garden backing woodland

Backing directly on to a wooded copse and open fields to the rear, this detached family home benefits from a truly fantastic position and enjoys a plot of 0.22 of an acre with a beautiful Southerly facing 87ft x 53ft garden.

The property is offered to the market in very good general order having been extended and well maintained over the years by the previous owners and now benefits from no ongoing chain

The property itself enjoys a 63ft x 51ft frontage and an incredibly well balanced layout that is perfect for the growing family with further scope to extend if desired. When you couple the generous space it provides with its private and spacious plot, finding a more impressive home will be a very difficult task indeed.

The bright and spacious accommodation is immediately evident from the moment you step through the front door. Benefitting from 2715 Sq. Ft of total space, the property provides the perfect



layout for entertaining, social occasions and most importantly generous family living without any compromises.

At the heart of the property is an impressive kitchen/breakfast room that is perfect for entertaining and links to the utility room and the beautiful private rear garden.

There is large living room which is triple aspect and has doors that link to the garden and a separate dining room that could just as easily be used as a play room or family room. The ground floor is completed by a downstairs cloakroom and the fantastic addition of a 20ft x 16ft double garage that provides scope to be converted into further accommodation if required.

The great accommodation continues on the first floor with four well proportioned bedrooms which are served by a family bathroom. On the top floor is another large bedroom which is served by a spacious shower room.

Outside the property benefits from a large driveway with parking for several cars and a truly secluded frontage. The beautiful rear garden is wonderfully private and measures 87ft x 53ft at its maximum and benefits further from a small wooded copse at the rear and ultimate seclusion given that the plot backs directly onto open fields.

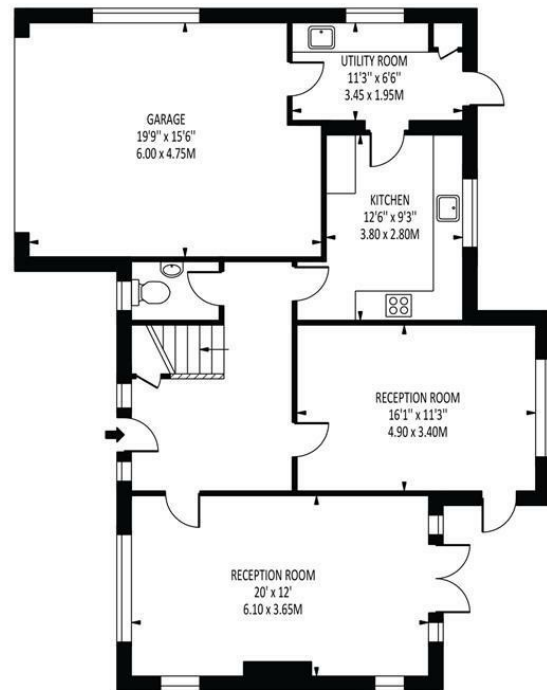
Homes on Longdown Lane North are always popular, especially one with such a great plot as this. It is located within easy reach of Ofsted outstanding local schools, local amenities and the picturesque open spaces of Epsom Downs which are also nearby. Ewell East & Epsom railway stations are within walking distance 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

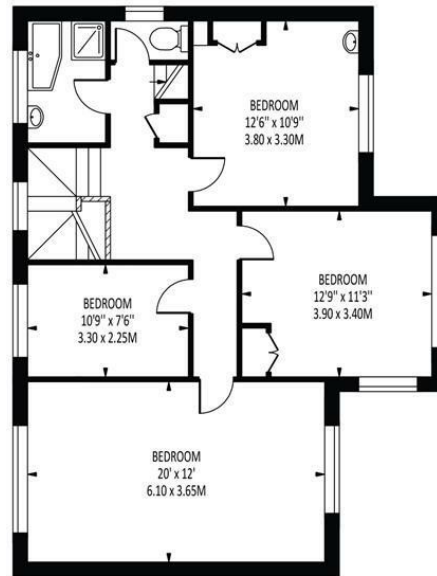




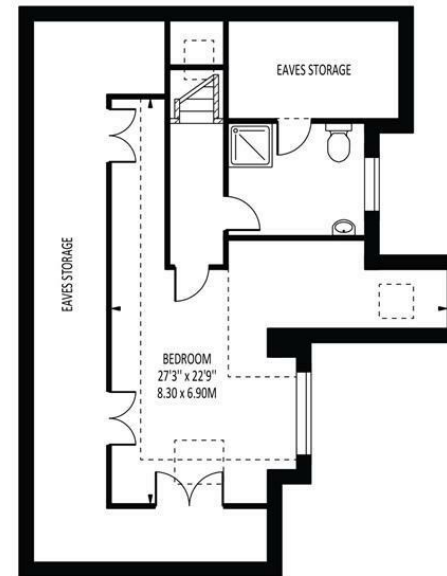
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Longdown Lane North

Total Area: 2715 SQ FT • 252.26 SQ M
(Including Garage, Eaves Storage & Restricted Height Area)
Garage Area : 294 SQ FT • 27.33 SQ M
Eaves Storage & Restricted Height Area : 494 SQ FT • 45.87 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales		
	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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