



Fir Tree Road, Epsom

The **PERSONAL** Agent

Guide Price £830,000

Freehold

- Semi-detached family home
- Three bedrooms
- Two large reception rooms
- Kitchen/breakfast room
- Utility room & d/s WC
- Family bathroom with separate shower
- Large driveway with parking for several cars
- Approximately 150ft south/easterly garden
- 17ft x 13ft outbuilding with plumbing/electrics
- Periphery of the open spaces of Epsom Downs

An impressive and attractive semi 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 driveway to the front with parking for multiple cars, and a secluded and mature 160ft South/Easterly rear garden with large 17ft x 13ft outbuilding that could be used as a home office, gym or snug.

Benefitting from a flexible layout, with bright accommodation over two floors that 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.



On the ground floor there is a very impressive kitchen/breakfast room that has a vaulted ceiling with skylights allowing light to flood in, a bay front reception room with working fireplace that has double doors opening on to the 17ft 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. The ground floor is completed by a useful utility off the kitchen, a downstairs cloakroom and half garage which is used for storage.

The first floor enjoys three bedrooms, two of which are large bay fronted doubles and one a good sized single bedroom. There is a stylish modern family bathroom with separate shower finished to a high standard and ample built in storage throughout all bedrooms.

The outside of this home is also just as impressive with a mature and secluded rear garden that measures approximately 150ft and enjoys a preferred South/Easterly aspect, ensuring plenty of sun light up to the end of the day. There is also a fantastic 17ft x 13ft outbuilding with kitchenette and plumbing and electrics that

has been set up as a gym/entertainment room which opens onto decking making it a great spot for long sociable evenings with friends and family enjoying BBQ's and drinks. Finally, there is a driveway with space for many cars and the potential to extend should 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 - F

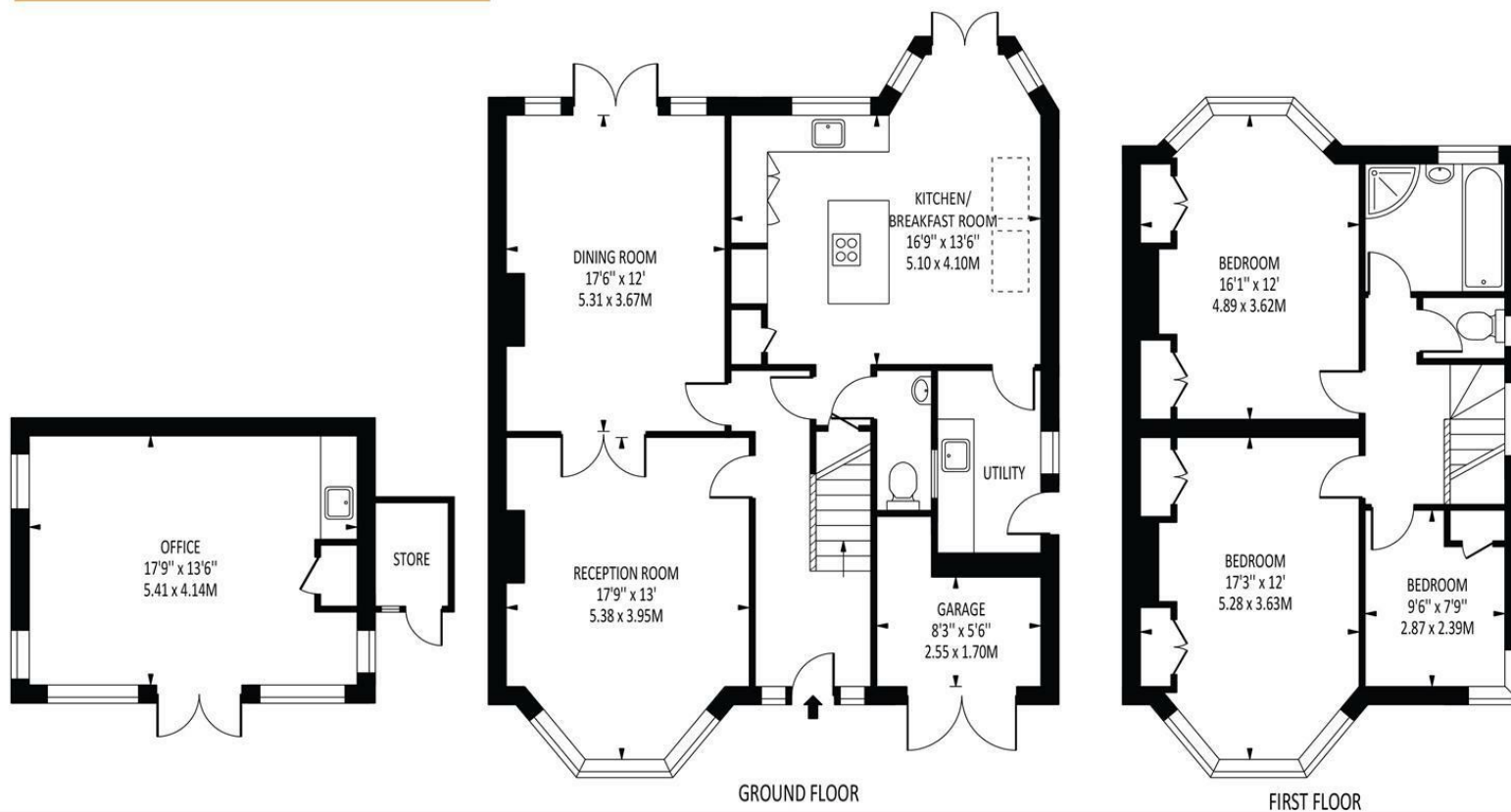




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Total Area: 1806 SQ FT • 167.77 SQ M
(Including Garage, Office, & Store)
Garage Area : 62 SQ FT • 5.76 SQ M
Office Area : 241 SQ FT • 22.40 SQ M
Store Area : 22 SQ FT • 2.04 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	72
England & Wales		
EU Directive 2002/91/EC		

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01372 745 850

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TADWORTH OFFICE
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