



Links Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- Impressive plot of 0.24 of an acre
- South/Westerly 127ft x 54ft garden
- Cleverly extended detached family home
- Highly sought after road & address
- Close to outstanding schools
- Four double bedrooms & two bathrooms
- Two generous reception rooms
- Impressive 18ft x 18ft kitchen/dining room
- Large utility room & downstairs W.C
- Carriage driveway & integral garage

This attractive detached family home enjoys a generous plot of 0.24 of an acre and sits at arguably one of the most desirable positions within the highly requested Links Road.

The property benefits from a truly glorious South/Westerly facing rear garden that measures 127ft x 54ft, whilst the cleverly extended home provides 2189 sq ft of flexible and spacious accommodation.

From the beautiful light and welcoming central entrance hall with its original parquet flooring, the wonderful feel of this property is immediate and instantly sets the tone of things to come. The impressive 18ft x 18ft kitchen/dining/family area is the first room you come to and it's an absolutely stunning space which caters for day to day family life in every way you could wish for.

There is a beautiful and well designed fitted kitchen with noteworthy points including high quality appliances, boiling hot



water tap, breakfast bar and granite worktops to name but a few. The kitchen seamlessly links to a defined dining area, alongside the French doors that open directly to the terrace.

The double aspect living room enjoys a cosy and relaxing feel to it, and the room has been well designed with its sitting area centred around a gas fireplace and a further defined space that is being used as a snug/music area. The original formal dining room is currently being used as a home office but could double as a play room or family space. From a practical sense there is a door from the kitchen to a large utility room which also has access to the garage, and of course there is a downstairs cloakroom which completes the ground floor.

On the first floor are four exceptionally well proportioned double bedrooms, a large ensuite shower room and a tasteful modern family bathroom with separate W.C that has been recently refitted, not to forget that there is carriage driveway, integral garage, solar panels which make a significant contribution to energy costs and huge scope to extend the home further STPP too.

Links Road is a truly stunning family home offering a large or growing family everything it could possibly wish for. Ideally suited for entertaining or for the family that needs to be close to everything including the train station, this house has it all.

The prestigious Epsom College is just a short walk away as is the outstanding Wallace Fields Infant & Junior schools. Epsom High Street is just 1.0 Mile away and has a variety of shops and entertainment. 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 Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band - G

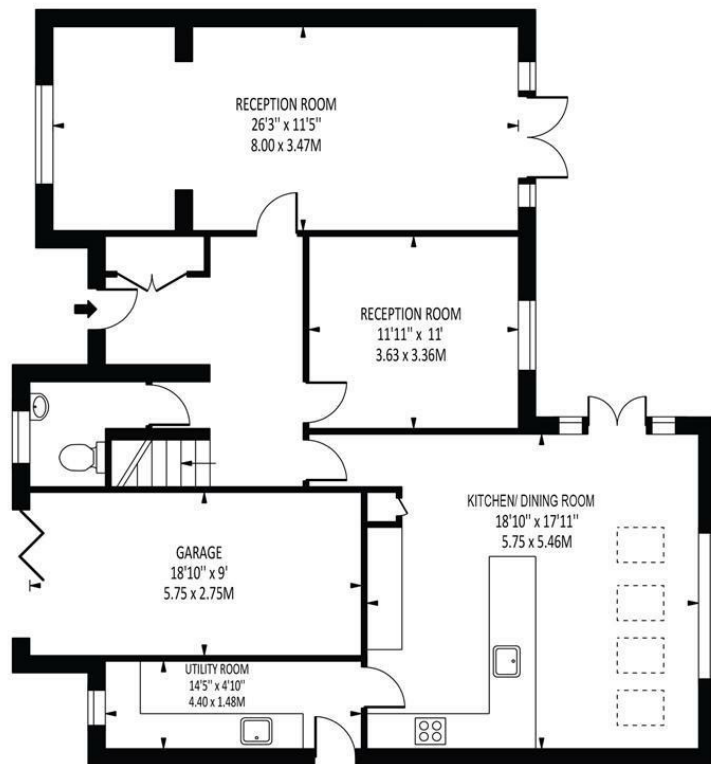




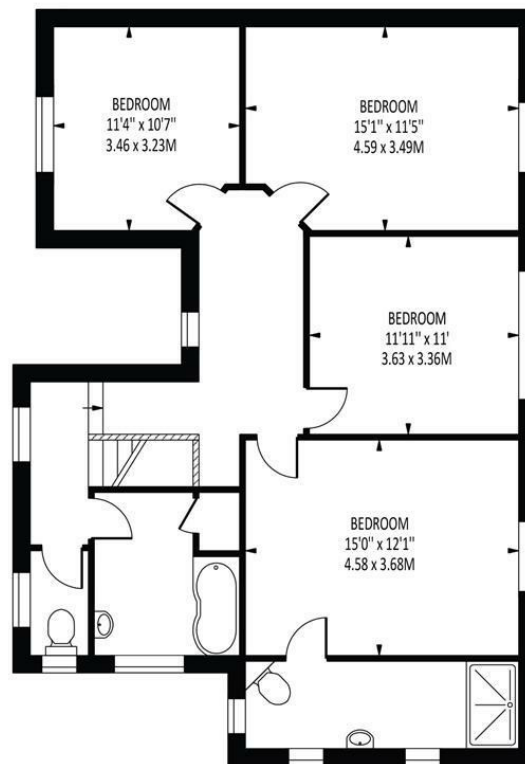
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Total Area: 2189 SQ FT • 203.34 SQ M
(Including Garage)
Garage Area : 170 SQ FT • 15.81 SQ M



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		
(81-91) B	88	89
(69-80) C		
(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		

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