



Walkfield Drive, Epsom Downs, Surrey KT18 5UF
Offers In Excess Of £1,350,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD are pleased to offer this immaculate FIVE bedroom detached house to the market with THREE reception rooms and a very large full width kitchen breakfast room to the rear. The property offers around 2,500 square feet of accommodation plus additional outbuilding and garaging. There is an en-suite to the master bedroom plus a main bathroom, plentiful parking and large well maintained gardens. **SOLE AGENTS**

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			
England & Wales		EU Directive 2002/91/EC	









PORCH

Recessed porch with quarry tiled floor.

FRONT DOOR

Composite front door with obscured glazed window, giving access through to the:

ENTRANCE HALL

Coving. Radiator. Staircase to the first floor with understairs storage cupboard also housing the meters and consumer unit for the electrics. Thermostat for Hive heating system.

LOUNGE

Double glazed window to the front. Fireplace feature with metal mantle and surround with decorative tiled hearth. Coving. Concertina wooden timber framed doors opening through to the:

EXTENDING SEATING AREA

Double glazed window to the rear. Wall lights. Wood effect flooring. Opening through to the:

KITCHEN/BREAKFAST AREA

Double glazed bi-folding doors giving access to the rear patio. Tiled flooring with underfloor heating. Downlighters. Island with Quartz work top with storage below. Quartz work surface incorporating a stainless steel sink drainer. A comprehensive range of high gloss cupboards and drawers below the work top. Inset five ring gas hob with extractor above. Integrated appliances including double oven and dishwasher. Additional storage and space for an American style fridge freezer. Vaulted ceiling with skylight. Double glazed window to the rear giving a pleasant view of the rear garden. Opening leading to:

SNUG AREA

Continuation of the tiled floor. Downlighters. Double opening doors leading through to the:

RECEPTION ROOM

Double glazed bay window to the front with bench seat and storage below. Radiator. Coving. Wood burner. Wood effect flooring.

DOWNSTAIRS WC

Low level WC. Wall mounted wash hand basin. Cupboard housing the

central heating boiler. Obscured glazed stable style door giving access to the side access. Utility cupboard with plumbing for a washing machine. Door giving access to the garage. Wood effect flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front. Coving. Loft hatch. Airing cupboard housing the water tank.

BEDROOM ONE

Double glazed window to the front. Radiator. Coving. Door giving access to the:

JACK & JILL STYLE EN-SUITE

Walk in shower cubicle. Wall mounted wash hand basin with storage below. Heated towel rail. Low level WC. Tiled flooring. Obscured glazed window to the front. Downlighters.

BEDROOM TWO

Double glazed window to the rear enjoying a pleasant elevated outlook. Built in wardrobes with sliding doors providing an array of hanging and shelving space. Coving. Radiator. Door giving access to the Jack & Jill en-suite, shared with bedroom one.

RE-FITTED FAMILY BATHROOM

Walk in shower cubicle. Feature free standing bath with floor standing tap and hand held shower attachment. Pedestal wash hand basin. Feature natural stone wall. Obscured double glazed window to the side. Downlighters. Extractor. Part tiled walls and tiled floor. Radiator.

BEDROOM THREE

Double glazed window to the rear enjoying a lovely outlook over the rear garden. Built in wardrobes providing useful hanging and shelving space. Radiator. Wood effect flooring.

BEDROOM FOUR

Double glazed window to the front. Coving. Radiator.

BEDROOM FIVE

Double glazed window to the rear enjoying a pleasant outlook over the rear garden. Built in wardrobe providing useful hanging and shelving space. Radiator.

FRONT

Carriage driveway to the front. A raised flower bed with lighting and mature shrubs/trees. There is side access on both sides of the house to the rear garden.

GARAGE

Accessed via an electric up and over door to the front. Power and lighting. Obscured double glazed window to the side.

REAR GARDEN

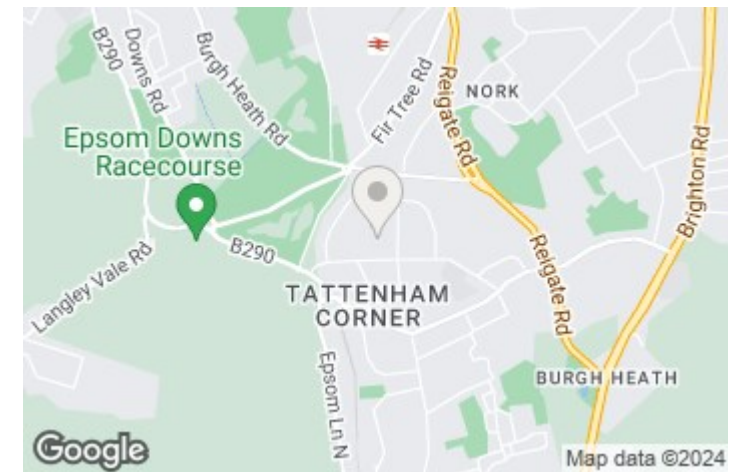
There is a large elevated patio area providing a great space for entertaining with outside lighting, power socket, outside tap and a pond feature (concealed pump for the pond). Side access to the front driveway. Steps leading down to the remainder of the garden which is mainly laid to lawn with some mature shrubs and herbaceous borders. To the rear of the garden there is an area of decking with a summer house. There is a garden shed.

SUMMER HOUSE

Double glazed patio doors with double glazed windows to the side. Wood effect flooring. Downlighters. Power. This is currently used as a garden room.

COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25



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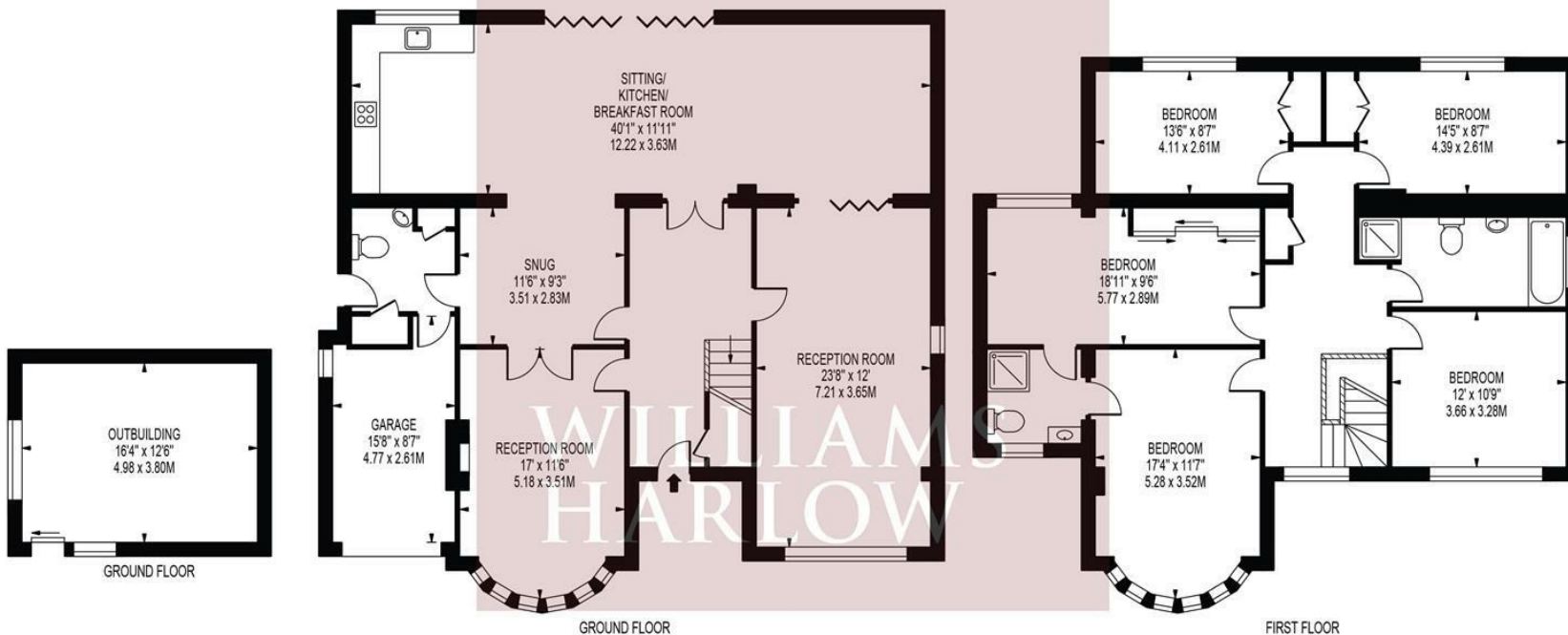
WALKFIELD DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2449 SQ FT - 227.50 SQ M

(EXCLUDING GARAGE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 119 SQ FT - 11.02 SQ M

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 204 SQ FT - 18.92 SQ M



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 OR 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.