



Garlichill Road, Epsom Downs, Surrey KT18 5TZ

Guide Price £850,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER the opportunity to acquire an incredibly well presented THREE BEDROOM DETACHED BUNGALOW offering THREE RECEPTION ROOMS which has been sympathetically extended by the present owner. There is an attractive rear garden extending to approximately 120 feet. All is located in an exclusive residential area within easy reach of the famous Epsom Downs Racecourse. SOLE AGENTS. NO ONWARDS CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	70	
(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	









FRONT DOOR

Replacement part glazed front door with windows either side under recessed canopy with outside security lighting giving access through to the:

GENEROUS ENTRANCE HALLWAY

Herringbone Amtico flooring. Panelled walls. Dado rail. Fitted storage. Alarm control panel. Radiator. Hive thermostat and timer for the central heating. Access to the large loft void, accessed via a good quality ladder and houses the gas central heating combination boiler. The loft is very expansive and with consent could easily provide additional accommodation.

LIVING ROOM

Attractive bay window to the side. 2 x radiators. Downlighters. Shadow gap lighting. Herringbone Amtico flooring. Archway opening through to the:

CONSERVATORY

Windows on two side and bi-fold doors. All of which enjoys a pleasant outlook over the rear garden. Continuation of the matching Herringbone Amtico flooring. The room has plentiful shelving and underfloor heating. From here there are double opening doors to the:

DINING AREA

Bi-fold doors to the rear enjoying a pleasant outlook over the rear garden. Downlighters. Tiled floor with underfloor heating.

KITCHEN

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a one and a half bowl sink drainer with mixer tap. Waste disposal unit. A comprehensive range of cupboards and drawers below the work surface with space for five under counter appliances. Fitted oven and grill. Surface mounted four ring induction hob. Eye level cupboards. Downlighters. Tiled floor with underfloor heating. Large full height utility cupboard which houses electricity consumer unit and underfloor heating controls. Stable door to the front with window with access to a small courtyard area.

MASTER SUITE

Bay window to the front. Additional further window to the front. Radiator.

RE-FITTED EN-SUITE SHOWER ROOM

Walk in wet room shower with glass screen and wall mounted shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Fully tiled walls and tiled floor. Downlighters. Wall mounted extractor. Heated towel rail. Obscured glazed window to the front. Underfloor electric heating.

DRESSING AREA

Plentiful hanging and shelving. Downlighters. Wall mounted electric heater.

BEDROOM TWO

Double aspect room with two bay windows, one to the front and one to the side. The side window benefits from in-built storage. Fitted wardrobes providing useful hanging and storage. Radiator.

BEDROOM THREE

Full height glazed door to the rear and window to the rear. Underfloor heating.

BATHROOM

White suite. Panel bath with mixer tap, shower attachment and grab rails. Full height linen cupboard. Fully enclosed shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Plentiful storage both below and to the side. Heated towel rail. Obscured glazed window to the side. Coving. Mirror. Downlighters. Shaver light and shaver point.

OUTSIDE

FRONT

Tastefully landscaped by the present owners for ease of maintenance. There are low rising steps providing access to the front door with handrail to left. The remainder is laid to stone

chippings surrounded by attractive flower/shrub borders with a well feature to the front.

PARKING

There is a driveway providing off street parking for approximately three vehicles.

SIDE

There is a side passage with useful storage and provides access to the:

FEATURE REAR GARDEN

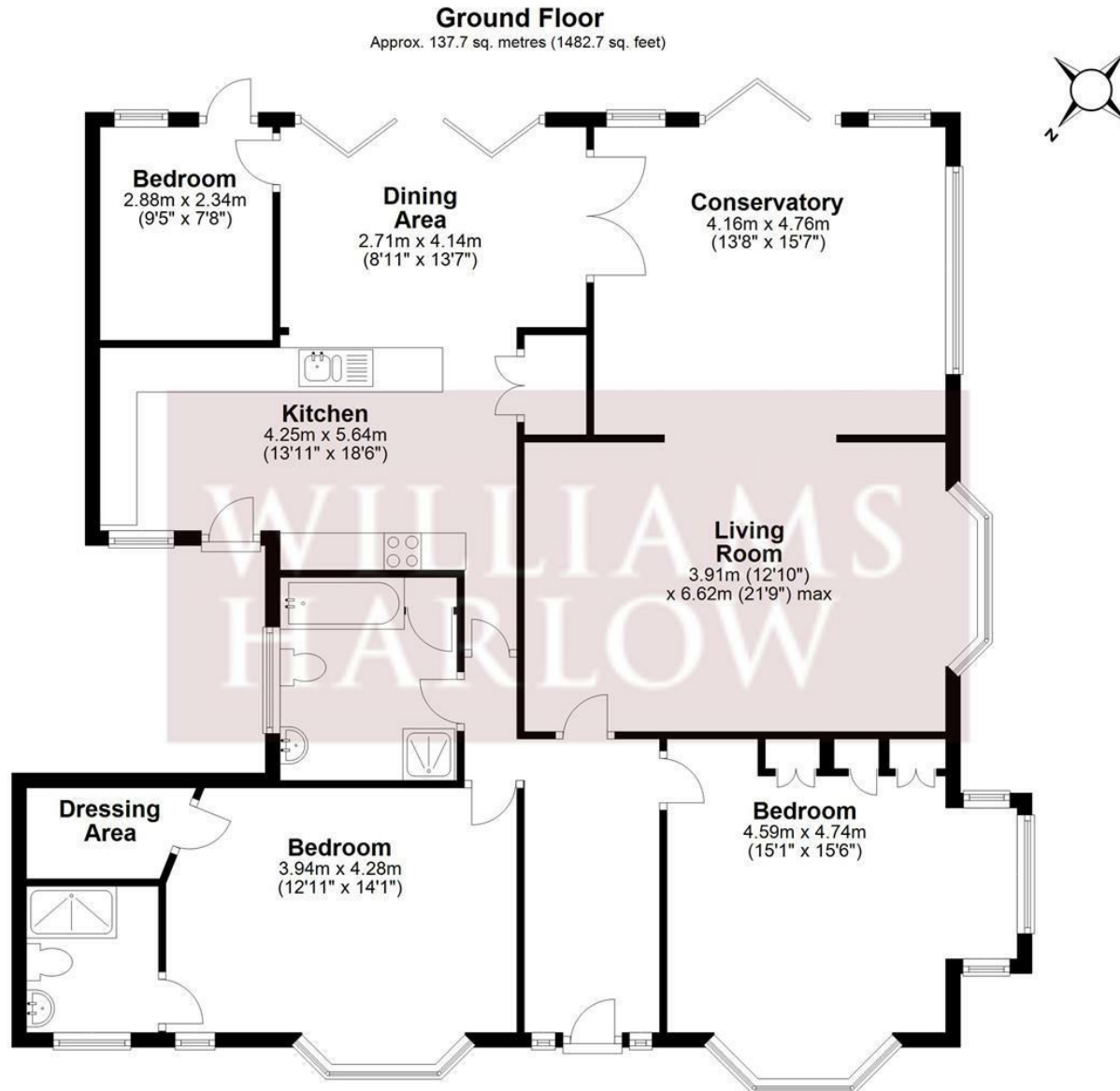
36.58m x 15.24m approximately (120'0 x 50'0 approximately) There is a patio expanding the immediate rear width of the property with two sets of steps rising to the remainder of the garden which is principally laid to lawn with flower/shrub and planting areas. Towards to the end of the garden there is a children's playhouse and a wooden garden shed. Outside lighting and outside power.

COUNCIL TAX

Reigate & Banstead Borough Council BAND F £3.126.38
2022/23



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Total area: approx. 137.7 sq. metres (1482.7 sq. feet)