




Downs Reach, Epsom Downs, Surrey KT17 3DJ  
Asking Price £1,250,000 - Freehold



**WILLIAMS  
HARLOW**



An opportunity to acquire a modern detached home located in an enviable position towards the end of a quiet cul-de-sac within easy reach of the famous Epsom Downs. The property is sold with the additional benefit of a plot extending to 0.3 acres and also offers a detached double garage and parking for four vehicles. **SOLE AGENTS.**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>	<b>86</b>	<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	









## FRONT DOOR

Part glazed front door under tiled canopy with recessed lighting which gives access through to the:

## GENEROUS ENTRANCE HALLWAY

Stairs rising to the first floor with attractive balustrade. Wood effect flooring. Thermostat for the central heating. Large understairs storage cupboard with lighting. Downlighters.

## DOWNSTAIRS WC

Low level WC with concealed cistern. Half height tiling. Tiled floor. Wash hand basin with mixer tap. Downlighters. Mirror. Heated towel rail.

## LIVING ROOM

Double aspect room with window to the side and front both with fitted shutters. Radiator.

## SITTING ROOM

Double aspect room with wide double opening French doors with full height windows either side enjoying a pleasant outlook over the rear garden. Additional window to the side. Log burner with wooden mantle over. 2 x radiators.

## KITCHEN/BREAKFAST ROOM

Fitted with a high quality range of wall and base units comprising of Quartz work surfaces incorporating a sink drainer with mixer tap. All Siemens appliances. Integral appliances of dishwasher, fridge and freezer. Fitted oven and grill with microwave above. Surface mounted four ring induction hob with extractor above. A comprehensive range of eye level cupboards benefitting from under lighting. Breakfast bar. Downlighters. Tiled flooring. Radiator. Breakfast area is of double aspect with full height French doors with windows either side enjoying a pleasant outlook over the rear garden. Additional window to the side. Radiator. Tiled floor. Opening through to the:

## SNUG

Log burner with slate hearth. Downlighters. 2 sets of bi-fold doors, one to the side and rear with a pleasant open aspect. Contemporary radiator. Matching tiled floor to the kitchen.

## UTILITY ROOM

Run of work surfaces with inset stainless steel sink drainer with mixer tap. A cupboard below the work surface and space for three domestic appliances. Ceiling mounted extractor. Tiled floor.

## BEDROOM

Attractive bay window to the front. Radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a straight staircase with an attractive balustrade. Large linen cupboard.

### MASTER BEDROOM

Window to the front. Further window to the side. Various large eaves storage cupboards. Radiator. A comprehensive range of built in wardrobes providing useful hanging and storage. Radiator. Heating control.

### EN-SUITE SHOWER ROOM

Fitted to a high standard with a large walk in shower with both rain shower and hand held attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap. Radiator. Half height tiling. Tiled floor. Downlighters. Ceiling mounted extractor. Shaver point. Velux window to the rear.

### BEDROOM

Attractive double room with window to the rear. Radiator.

### BEDROOM

Window to the front. Radiator. Comprehensive range of built in wardrobes providing useful hanging and storage.

### MAIN BATHROOM

White suite. Panel bath with wall mounted control and hand held attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap. Half height tiling. Tiled floor. Velux window to the side. Heated towel rail. Shaver point. Downlighters. Ceiling mounted extractor.

## OUTSIDE

### FRONT

Tastefully landscaped with an area of lawn. Steps provide access to the property's front door and side access. Various flower and shrub borders.

### PARKING

There is a private driveway providing parking for four vehicles.

### DETACHED DOUBLE GARAGE

Under a pitch tiled roof. 2 electronically controlled doors to the front. Window and door to the rear. Useful eaves storage.

### LARGE REAR GARDEN

Very large rear garden which extends to 0.3 acres which extends to the side and rear of the property. Much of the garden is laid to well manicured level

lawns. There are also various trees, flower and shrub borders. There is a gate that connects to the garage providing useful access. To the rear of the property there is a patio expanding the rear width which can be enjoyed by the both the snug, sitting room and kitchen/breakfast room. Here there is outside lighting. There is also a large expansive decked area.

## OUTDOOR OFFICE

A recent addition by the owner ideal for the home worker with power and lighting.

## COUNCIL TAX

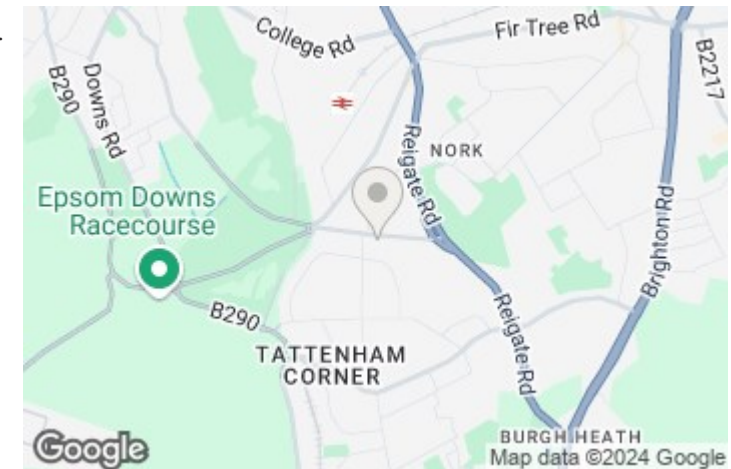
Reigate & Banstead BAND G £3,898.91 2024/25

## PLANNING PERMISSION

The single storey.....just about to be approved  
23/00567/HHOLD | 9.5m x 6.3m wrap around single storey extension and on 19/08/2024 | 6 Downs Reach Epsom Downs Surrey KT17 3DJ (reigate-banstead.gov.uk)

21/02753/HHOLD | Single storey side kitchen extension and first Floor side extension | 6 Downs Reach Epsom Downs Surrey KT17 3DJ (reigate-banstead.gov.uk)

The 2 storey that was granted 3 years ago, which I believe runs out in Nov, but sure can be extended/granted again.



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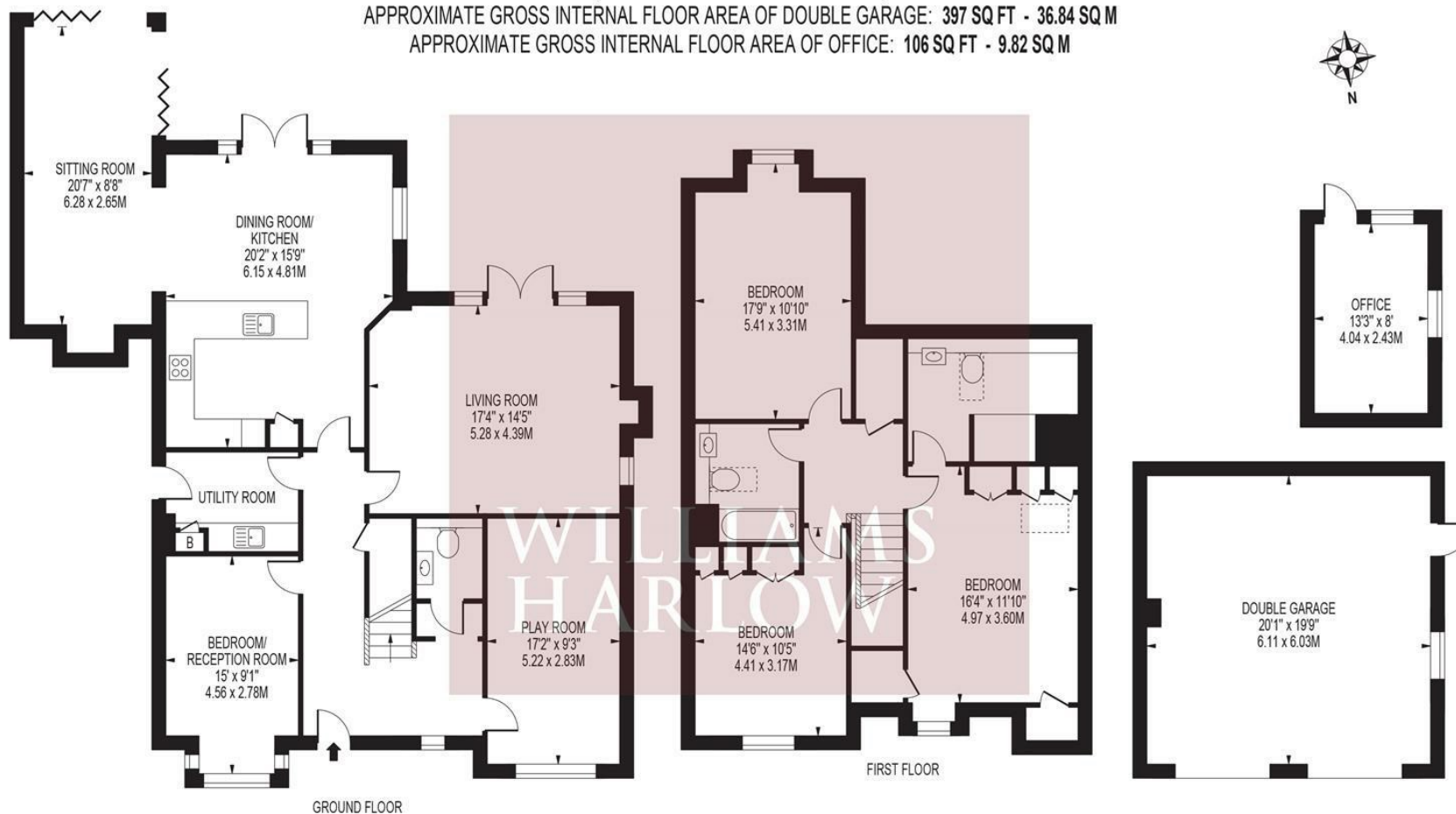
## DOWN'S REACH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2167 SQ FT - 201.31 SQ M

(EXCLUDING DOUBLE GARAGE & OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF DOUBLE GARAGE: 397 SQ FT - 36.84 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 106 SQ FT - 9.82 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.