

## Fir Tree Road Epsom Downs, Surrey KT17 3NL

An opportunity to acquire a three bedroom semi-detached home with a wealth of character and potential to be extended (S.T.P) located on a popular residential road, within easy access to Epsom Downs Station and local amenities. The property benefits from a lounge, dining room, kitchen, utility/downstairs WC, store room and family bath/shower room. The property also benefits from an attractive rear garden enjoying SOUTHERLY ASPECT, GARDEN OFFICE and large parking area providing a good amount of OFF STREET PARKING. VIEWING RECOMMENDED. SOLE AGENTS.

Asking Price £675,000 - Freehold



## FRONT DOOR

Hardwood front door under a canopy porch, leading through to the:

## ENTRANCE HALL

Coving. Stairs giving access to the first floor. Understairs storage cupboard. Radiator. Wood panelling. Obscured glazed window to the side. Picture rail.

## LOUNGE

Double glazed bay window to the front. Coving. Picture rail. Fireplace feature with wooden mantle brick surround and hearth. 2 x concealed radiators. Wooden flooring.

## DINING ROOM

Double glazed bay window to the rear with fitted bespoke shutters and double glazed French doors opening onto the rear garden patio area. Coving. Picture rail. Fireplace feature with wooden mantle brick surround and hearth. Radiator. Exposed wooden flooring. Wall lights.

## KITCHEN

Quartz work surface incorporating a 1 1/2 stainless steel sink with drainer. Inset four ring Bosch gas hob with extractor above. Splashback. Integrated double electric oven. A comprehensive range of cupboards and drawers below the work surface. Range of eye level cupboards. Cupboard housing the Mega flow water tank. Space for a dishwasher. Downlighters. Double glazed window to the rear.

Door giving access to a cover area giving access to the front of the property and also the outside WC/utility and store room.

## OUTSIDE WC/UTILITY

Low level WC. Pedestal wash hand basin. Tiled floor. Space and plumbing for a washing machine and tumble dryer. Obscured glazed window to the rear.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached via a sweeping staircase with a left turn. Obscured double glazed window to the side allowing in plentiful light. Loft hatch.

### BEDROOM ONE

Double glazed window to the front. Fitted wardrobe. Picture rail. Radiator. Exposed wooden flooring.

### BEDROOM TWO

Double glazed window to the rear with a pleasant outlook over the rear garden. Picture rail. Radiator.

### BEDROOM THREE

Double glazed window to the front. Radiator. Picture rail.

## FAMILY BATHROOM

Panel bath. Large walk in shower cubicle with rain shower and hand held attachment. Pedestal wash hand basin. Low level WC. Dual aspect with obscured double glazed window to the rear and side. Downlighters. Extractor. Heated towel rail. Fully tiled walls and tiled flooring.

## OUTSIDE

### FRONT

Large driveway with a good amount parking for approximately 3 vehicles comfortably which is laid to stone.

### STORE ROOM

Previously the garage and could be reinstated has power and lighting.

### SOUTHERLY ASPECT REAR GARDEN

16.15m x 9.45m approximately (53'0 x 31'0 approximately)  
There is a large patio area immediately to the rear of the property providing a great space for entertaining. Steps downs to the remainder garden which is mainly laid to lawn with some mature shrubs and trees. The rear garden enjoys a southerly aspect.

### CABIN

Located in the rear garden and is currently used as an office. Fully insulated, power and lighting. Double glazed, double opening doors with double glazed windows to either side. Downlighters. Double glazed window to the side. Wood effect flooring.

### COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



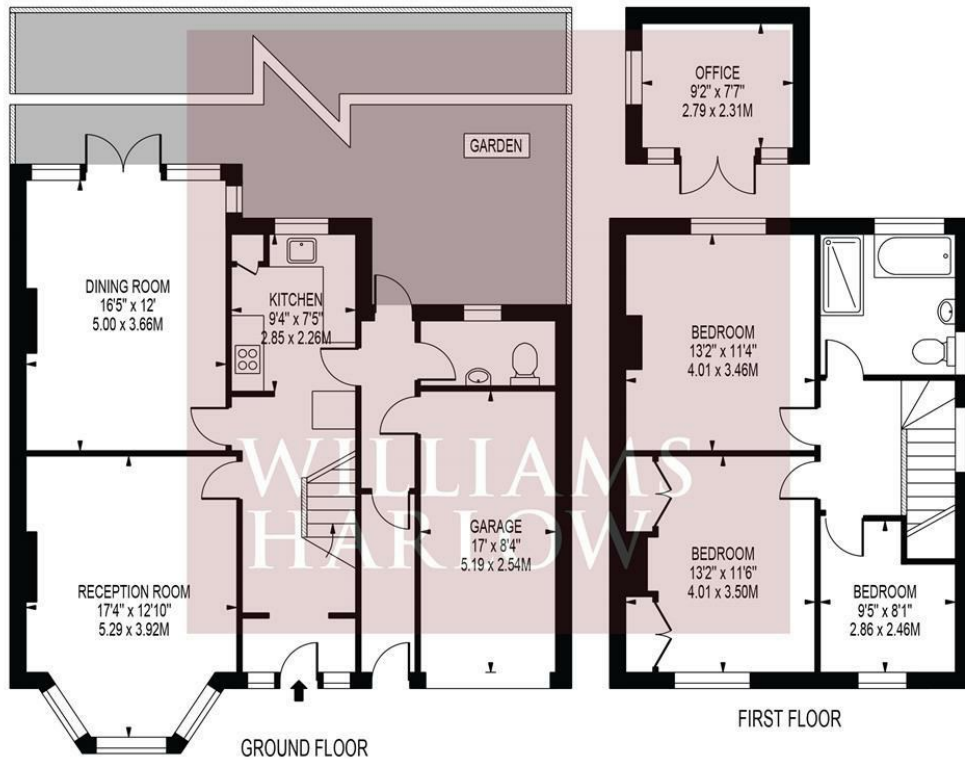
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**FIR TREE ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1392 SQ FT - 129.33 SQ M**  
(INCLUDING GARAGE & EXCLUDING OFFICE)

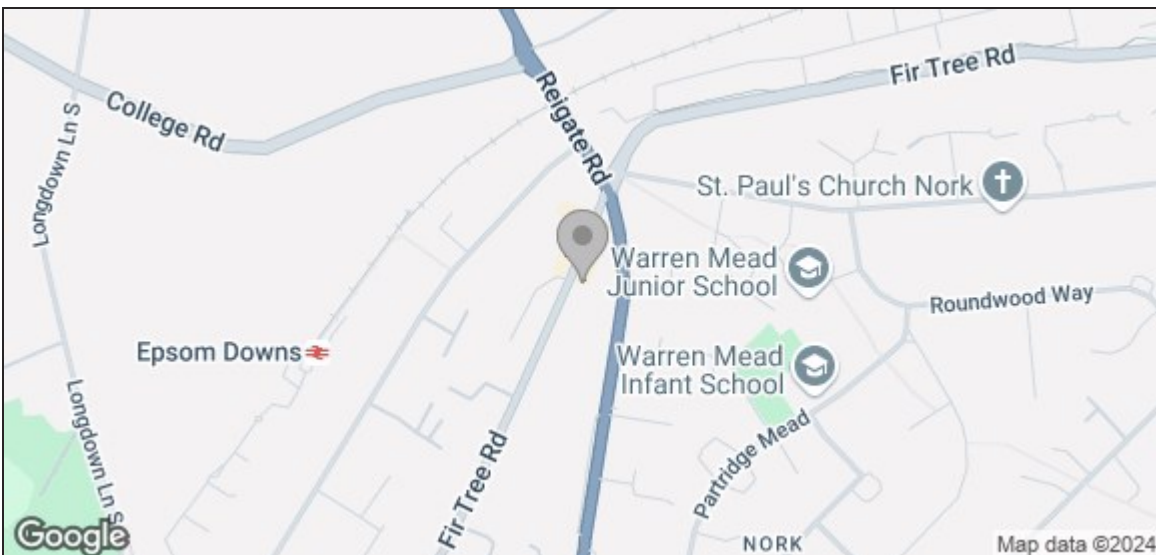
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **142 SQ FT - 13.18 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF OFFICE: **69 SQ FT - 6.44 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	