



Mimosa Close, Epsom Downs, Surrey
Asking Price £1,000,000 - Freehold

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Located in a cul-de-sac, this exclusive modern detached home, built by Denton Homes in 2017, offers a perfect blend of contemporary living and spacious comfort. With its cleverly designed layout spread over three floors, this property boasts an impressive four bedrooms and three bathrooms, making it ideal for families or those seeking extra space @ 2,106 including the garage

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the feature kitchen/family/dining room, which is perfect for both casual family meals and more formal gatherings. The separate utility room adds practicality to daily life, ensuring that chores are kept out of sight.

The property also benefits from an attached garage and off-street parking, providing convenience for residents and guests alike. The rear of the home offers fine views over the valley, creating a serene backdrop for your daily activities.

Situated within walking distance of the renowned Epsom Downs, this home not only offers a peaceful retreat but also easy access to beautiful outdoor spaces. Whether you are looking to enjoy leisurely walks or partake in local events, this location is truly enviable.

In summary, this deceptively spacious and adaptable home is a rare find in Epsom, combining modern amenities with a picturesque setting. It is an excellent opportunity for those seeking a stylish and comfortable residence in a desirable area.

THE PROPERTY

A handsome detached property with deceptively spacious accommodation arranged over three floors built by Denton Homes in 2017. Proudly confident in its surroundings. The front is superior, charming and alluring and has been meticulously maintained by the present owners to produce a family home where multiple generations can co-exist in harmony. The standout feature is the kitchen, dining and family room to the rear and fantastic views to the valley to the rear. The property offers a spacious entrance hall with stairs that lead up to a galleried landing accessing three double bedrooms on the first floor. The flexibility and practicability of the layout offers an extra dimension to busy lifestyles, teenage children, visiting guests or those working from home.

OUTDOOR SPACE

The property occupies a good sized garden plot with a front garden and a driveway to the side which leads to the attached garage. There is useful side access to the rear garden where there is a feature patio from which there

are fine views of the valley beyond. The garden is laid to an easy to maintain style as much is laid to well manicured level lawn.

THE LOCAL AREA

Epsom Downs is a charming area of outstanding beauty and if you haven't already visited is a must. This area is famous for the Epsom Downs Racecourse hosts the Derby alongside other race events throughout Spring to Autumn. The property is within easy proximity to excellent local schools and local parade of shops in Fir Tree Road as well as fine dining restaurants. The property is located in a peaceful and relaxed neighbourhood which will allow you to take evening walks without a second thought and a community where people feel invested. If you wish to commute to London and other areas there is a mainline train service running from Epsom Downs.

VENDOR THOUGHTS

We purchased this property as a new build in 2017 and have enjoyed the property extensively over these years. We have very much taken to the area but we intend to move out of the area to a coastal location.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as it comes with everything good about living in Epsom Downs. A modern home that we are assured the next owners will settle quickly and enjoy many years here.

FEATURES

Open plan kitchen, dining room and family room - Separate lounge - Downstairs WC and utility room - Three bedrooms, one with en-suite and bathroom to the first floor - Master bedroom with fine views has en-suite facilities. - Rear garden - Parking - Garage

LOCAL SCHOOLS

- Epsom Downs Community School – Ages 3-11
- Shawley Community Primary Academy – Ages 2-11
- Warren Mead Junior School – Ages 7-11
- Warren Mead Infant School – Ages 2-7
- The Beacon School Secondary School – Ages 11-16
- Banstead Preparatory School – Aged 2-11
- Aberdour School – Ages 2-11

LOCAL TRAINS

- Epsom Downs to London Victoria 1 hour 1 min
- Tattenham Corner Station – London Bridge, 1 hour 9 min
- Epsom – London Bridge or London Victoria 50 min

LOCAL BUSES

- S1 Banstead to Lavender Field (Mitcham) via Sutton

- 166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
- 420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
- 420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead Borough Council Band G £4,081.32 2025/26



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Mimosa Close



Total Area: 2106 SQ FT • 195.62 SQ M
(Including Garage)
Garage Area : 179 SQ FT • 16.63 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(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

