



Claremount Gardens, Epsom, Surrey KT18 5XF  
Offers In The Region Of £1,275,000 - Freehold



**WILLIAMS  
HARLOW**





WILLIAMS HARLOW OF BANSTEAD ARE DELIGHTED TO OFFER an opportunity to acquire a substantial FIVE BEDROOM DETACHED EXECUTIVE HOME located in a gated cul-de-sac position with attractive southerly aspect rear gardens. The property also benefits from plentiful parking, attached double garage, FOUR RECEPTION ROOMS AND THREE BATHROOMS. Gas central heating and double glazing.

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		76	81
EU Directive 2002/91/EC			



## FRONT DOOR

Under recessed canopy with outside light. Meter cupboard. Giving access through to:

## ENTRANCE RECEPTION HALL

5.11m x 2.16m (16'9 x 7'1)

A turned staircase rising to the first floor. Generous understairs storage cupboard. Concealed radiator. Solid wood floor. LED spotlights. Coving. Dado rail. Thermostat for the gas central heating. Window to the front.

## DOWNSTAIRS WC

Low level WC. Fully tiled walls. Obscured glazed window to the front. Wash hand basin with mixer tap. Tiled floor. Concealed radiator. Circuit breakers.

## SITTING ROOM

4.52m x 5.99m (14'10 x 19'8)

Double aspect room with window to side and double opening french doors with full height windows on either side enjoying a pleasant outlook over the rear garden. 2 x concealed radiators. Coving. Dado rail. Cast iron fireplace feature with limestone surround with inset gas flame effect fire.

## DINING ROOM

6.17m x 3.23m (20'3 x 10'7)

Double glazed window to the front. Concealed radiator. Wall lights. Coving. Dado rail. Further window to the rear.

## STUDY

2.34m x 3.91m (7'8 x 12'10)

Window to the front. Radiator. Coving. Wooden flooring. A comprehensive range of built in office furniture comprising of work stations, drawers, cupboards and display cabinets with shelving.

## KITCHEN/BREAKFAST ROOM

5.82m x 3.84m (19'1 x 12'7)

Well fitted with a modern range of Shaker wall and base units comprising of granite work surfaces incorporating a Franke one and a half bowl stainless steel sink drainer with mixer tap. Fitted Bosch double oven and grill. Surface mounted Bosch induction electric hob with chimney extractor above. Eye level cupboards with underlighting. Concealed radiator. Built in American style fridge freezer. LED spotlights. Tiled floor and part tiled walls. Space for dishwasher.

## FAMILY ROOM

3.89m x 2.92m (12'9 x 9'7)

Double aspect with window to the front and window to the side. Concealed radiator. Coving. Wooden flooring.

## UTILITY ROOM

1.70m x 3.61m (5'7 x 11'10)

Run of work surface incorporating a stainless steel sink drainer with mixer tap. Cupboards and drawers below the work surface with space for two domestic appliances. Eye level cupboard. Wall mounted Vaillant central heating boiler. Part glazed

door to the rear. Tiled floor and part tiled walls. Radiator. Access to loft void. Downlighters. From here there is a doorway providing access through to the attached double garage.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase, attractive balustrade with half landing and a full height window to the rear attractive balustrade. Radiator. Coving. Dado rail. Access to the loft void. Linen cupboard.

### PRINCIPAL BEDROOM

7.34m x 3.12m (24'1 x 10'3)

This measurement includes the entrance lobby (button in lobby area to activate shower), walk in wardrobe shower room and bedroom as a whole.

### BEDROOM AREA

Double glazed window to the front Coving. LED spotlights. Radiator.

### DRESSING ROOM

Shelving, hanging and drawers. LED Spotlights.

### RE-FITTED EN-SUITE

Fully enclosed shower cubicle with Aqualisa power shower. Panel bath with wall mounted controls. Low level WC with concealed cistern. Twin wash hand basins with vanity drawers below. Heated towel rail. Coving. Downlighters. Ceiling mounted extractor. Illuminated mirror. 2 x obscured glazed windows to the rear. Part tiled walls and tiled floor.

### BEDROOM TWO

4.29m x 3.96m (14'1 x 13'0)

Window to the rear. Coving. LED spotlights. Radiator. Built in wardrobe providing useful hanging and storage.

### EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with power shower. Pedestal wash hand basin with mixer tap. Low level WC. Obscured glazed window to the side. Fully tiled walls and tiled floor. Shaver point. Extractor. Downlighters.

### BEDROOM THREE

3.61m x 2.84m (11'10 x 9'4)

Window to the front. Radiator. Coving. Fitted wardrobes providing useful hanging and storage. Further access to a large eaves storage cupboard with a floor area of approx. 10' x 4'.

### BEDROOM FOUR

3.33m x 3.10m (10'11 x 10'2)

Measurement excludes entrance recess. Window to front. Radiator. Coving. Fitted wardrobes.

### BEDROOM FIVE

3.84m x 2.29m (12'7 x 7'6)

Window to front. Coving. Radiator.

## MAIN BATHROOM

White suite. Panel bath with thermostatic mixer tap, shower attachment and grab rails. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and tiled floor. Heated towel rail. Spotlights. Wall mirror. Obscured glazed window to the rear.

## OUTSIDE

### FRONT

There is a well laid herringbone brick driveway suitable for parking up to four vehicles off street. There is an area of lawn with hedging marking the front boundary. Here you can access to the property's front door and the attached garage.

### ATTACHED DOUBLE GARAGE

3.89m x 6.65m maximum (12'9 x 21'10 maximum)

Door to the front. Access to loft void. Connecting door to the rear. Power and lighting. This room is currently used by the present owners as a hobby's room but could easily be converted back to a garage.

### SOUTHERLY ASPECT REAR GARDEN

23.77m x 22.86m approximately (78'0 x 75'0 approximately)

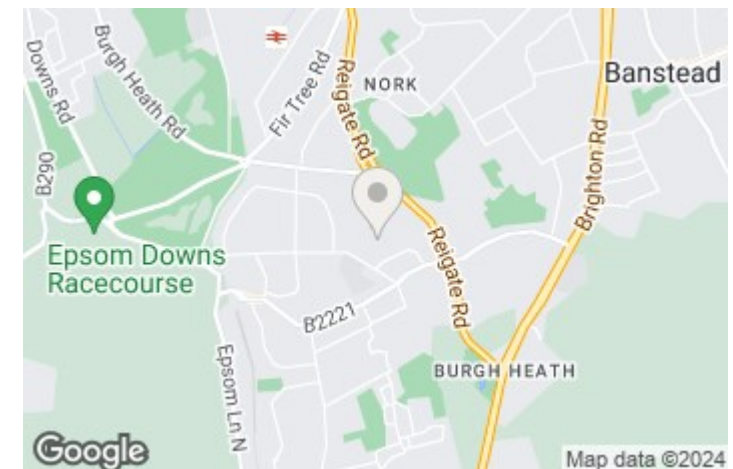
Tastefully landscaped by the present owners with a patio expanding the immediate rear width of the property with an area of lawn. The garden is laid to principally three terraced areas created by railway sleepers. The first of which is laid to level lawn. Steps lead to a further area of level lawn with attractive flower/shrub borders and mature trees. The garden enjoys a good degree of privacy. There is an outside tap and outside lighting. Useful side access.

## COUNCIL TAX

Reigate & Banstead Borough Council BAND G £3,607.23 2022/23

## MAINTENANCE CHARGE

Approximately £175 per quarter.





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## CLAREMOUNT GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2791 SQ FT - 259.26 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 31 SQ FT - 2.88 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 378 SQ FT - 35.13 SQ M



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.  
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