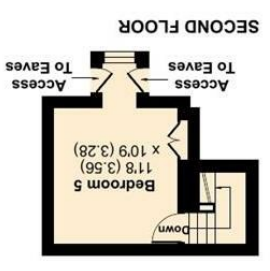
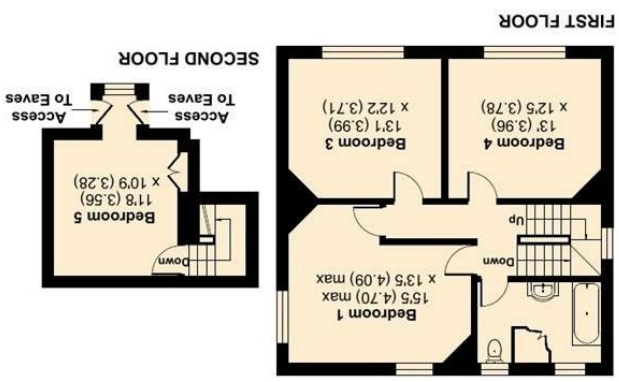
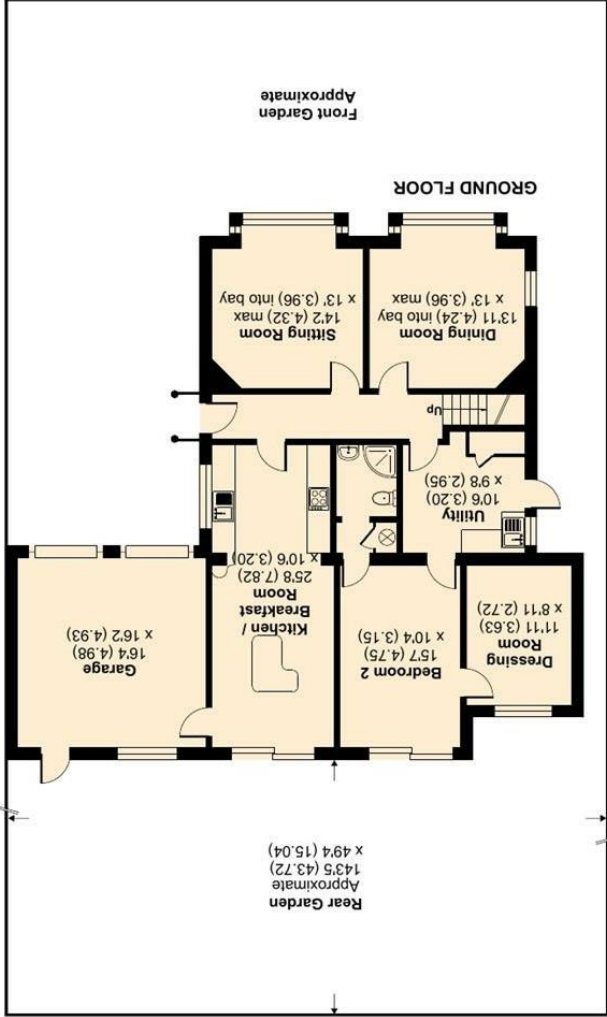


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecsm 2024. REF: 1173148



**Reigate Road, Epsom, KT17**  
 Approximate Area = 2184 sq ft / 202.9 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Total = 2360 sq ft / 219.2 sq m  
 For identification only - Not to scale



\*GUIDE PRICE £1,000,000 - £1,100,000\*

NESTLED ON REIGATE ROAD IN EPSOM, THIS STUNNING FIVE DOUBLE BEDROOM DETACHED FAMILY HOME IS A TRUE GEM WAITING TO BE DISCOVERED. BOASTING TWO RECEPTION ROOMS, TWO BATHROOMS, UTILITY ROOM AND A MODERN KITCHEN/BREAKFAST ROOM WITH SEAMLESS ACCESS TO THE REAR GARDEN, THIS PROPERTY OFFERS THE PERFECT BLEND OF COMFORT AND STYLE.

THIS CHARMING HOME FEATURES NOT ONLY FOUR GENEROUSLY SIZED BEDROOMS ON THE FIRST AND SECOND FLOORS BUT ALSO A GROUND FLOOR BEDROOM WITH AN ENSUITE AND DRESSING ROOM, PERFECT FOR GUESTS OR AS A LUXURIOUS MASTER SUITE.

CONVENIENCE IS KEY WITH THIS PROPERTY, AS IT IS IDEALLY SITUATED FOR LOCAL SCHOOLS AND THE EWELL EAST RAIL STATION, PROVIDING EASY ACCESS TO SOUTHERN SERVICES INTO LONDON. IMAGINE THE EASE OF COMMUTING OR EXPLORING THE VIBRANT CITY AT YOUR FINGERTIPS!

PARKING IS A BREEZE WITH OFF-ROAD PARKING FOR SEVERAL CARS, MAKING HOSTING GATHERINGS OR SIMPLY COMING HOME A STRESS-FREE EXPERIENCE. THE LOCATION OF THIS PROPERTY IS A DREAM FOR THOSE LOOKING TO BE CLOSE TO EPSOM TOWN CENTRE AND SURROUNDING TOWNS LIKE BANSTEAD, CHEAM, EWELL, AND SUTTON, OFFERING A PLETHORA OF AMENITIES AND ACTIVITIES TO EXPLORE.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS EXQUISITE, DETACHED FAMILY HOME YOUR OWN. BOOK A VIEWING TODAY AND STEP INTO THE LIFESTYLE YOU HAVE BEEN DREAMING OF!

- 5 DOUBLE BEDROOMS INCLUDING GROUND FLOOR MASTER SUITE WITH ENSUITE AND DRESSING ROOM
- 3 RECEPTIONS INCLUDING KITCHEN/BREAKFAST ROOM WITH ACCESS TO GARDEN
- IDEAL LOCATION FOR LOCAL SCHOOLS AND EWELL EAST STATION
- COUNCIL TAX BAND G
- EPC RATING E

