



Substantial family home with excellent potential

exclusive to

SAUNDERS

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Higher Green Epsom KT17 3BB

Epsom Town Centre 1 mile
London by rail 35 minutes from Epsom
M25 (Junction 8 or 9) 20 minutes
All times and distances are approximate

Positioned on this tree-lined road, this well-maintained detached family home offers an ideal blend of space and tranquillity. The accommodation features generously-sized living areas, perfect for family life, and is situated on a naturally sheltered plot that provides both privacy and serenity. The property is further enhanced by south-Westley gardens, creating a picturesque setting in this highly sought-after Epsom location.

- | Hallway
- | Downstairs shower room
- | Reception Room
- | Sun Room
- | Sitting room
- | Dining Room
- | Kitchen
- | Four bedrooms
- | Family bathroom
- | Storage
- | Private garden
- | Off-street parking
- | Tandem garage

Price £1,150,000





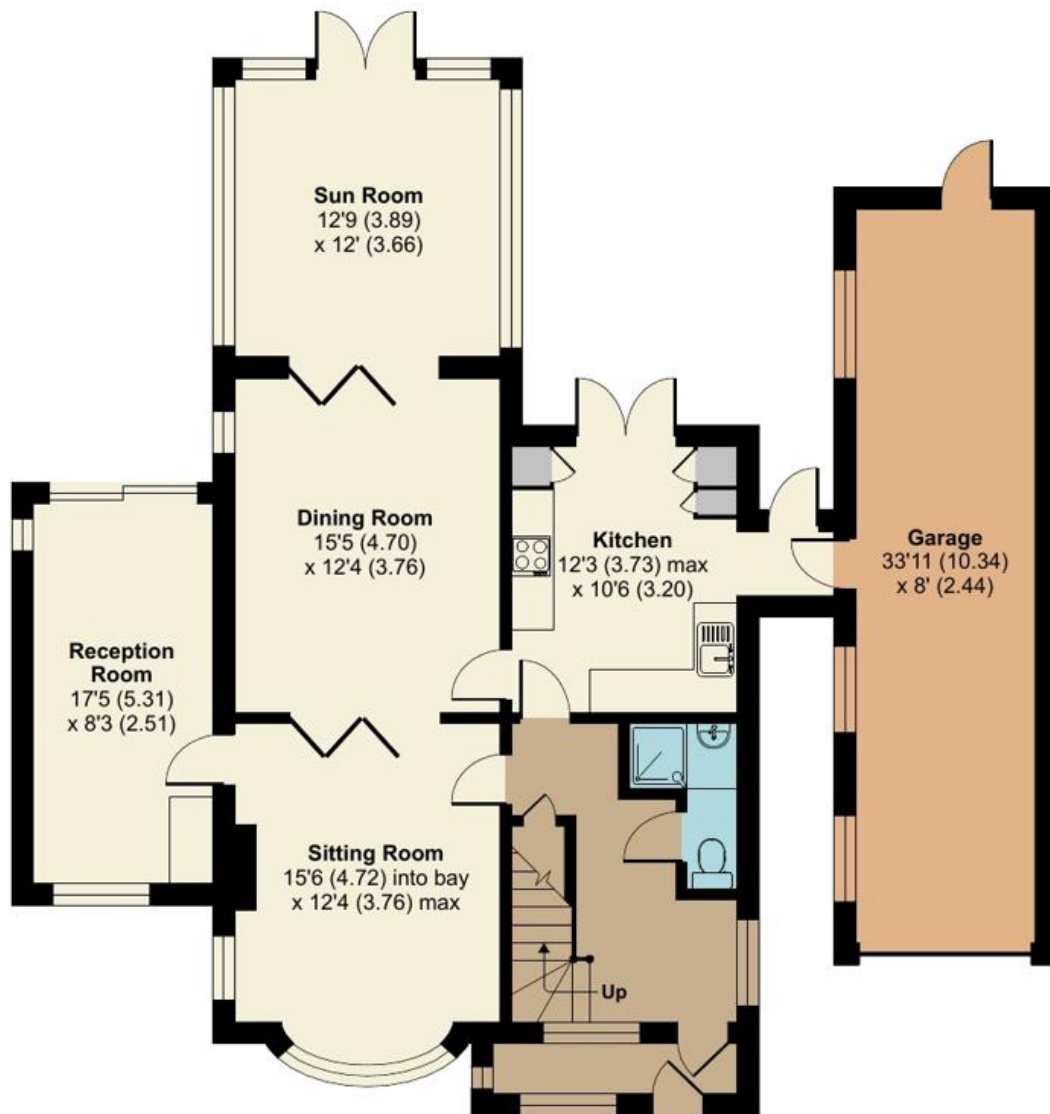
This well maintained property is both spacious and naturally illuminated throughout and boasts a large, mature, and private South-Westley-facing garden. This unique detached home is set back from the road, providing ample parking space for 5 to 6 cars, in addition to a spacious tandem garage. Throughout the house, you'll find a variety of distinctive features that highlight its character and appeal. Located on one of Epsom's premier roads, the property also offers excellent potential for further enhancements, making it an attractive opportunity for those looking to add their personal touch to a well-loved home.



Positioned on one of Epsom's premier roads and with Epsom town just over a mile away with an exceptional selection of restaurants and shops. There are excellent schools in this vicinity including Wallace Fields Infant and Junior School within walking distance. The open space of Alexandra Recreational Ground is also close by. The Reigate Road (A240) is easily accessed and provides a direct route to the A24 to the north and the A217 to the south.

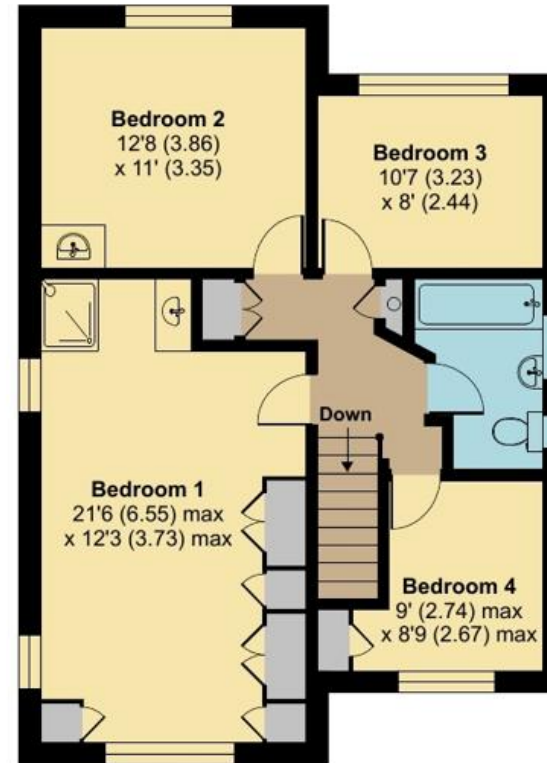
Four spacious bedrooms | Generous and naturally screened garden | Excellent potential to enhance and extend (STPP) | A Wealth of original features | Ample amount of off-street parking | Within moments of Wallace Fields school and Epsom College | Vendor suited | Sought after location





TOTAL FLOOR AREA
2,044 SQ FT / 189.9 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold
Local Authority: Epsom and Ewell Council
Council Tax Band: G
All mains services
FFTP Broadband Available
To the best of our knowledge on production of this brochure

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a viewing appointment

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