



**MICHAEL EVERETT & Co**

*... A Moving Experience*

# THE RIDINGS EPSOM KT18 5JQ

A recently refurbished well presented detached home in the College area of Epsom.

## Accommodation and amenities

**Spacious Sitting Room • Extended Kitchen/Diner with Bi-Fold Doors • Re-Fitted Contemporary Kitchen/Diner • Four Double Bedrooms • Two Contemporary Bathrooms • Well Maintained Garden • Garden Room/Gym/Office • Double Length Tandem Garage •**

The property is situated in one of Epsom's most sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.



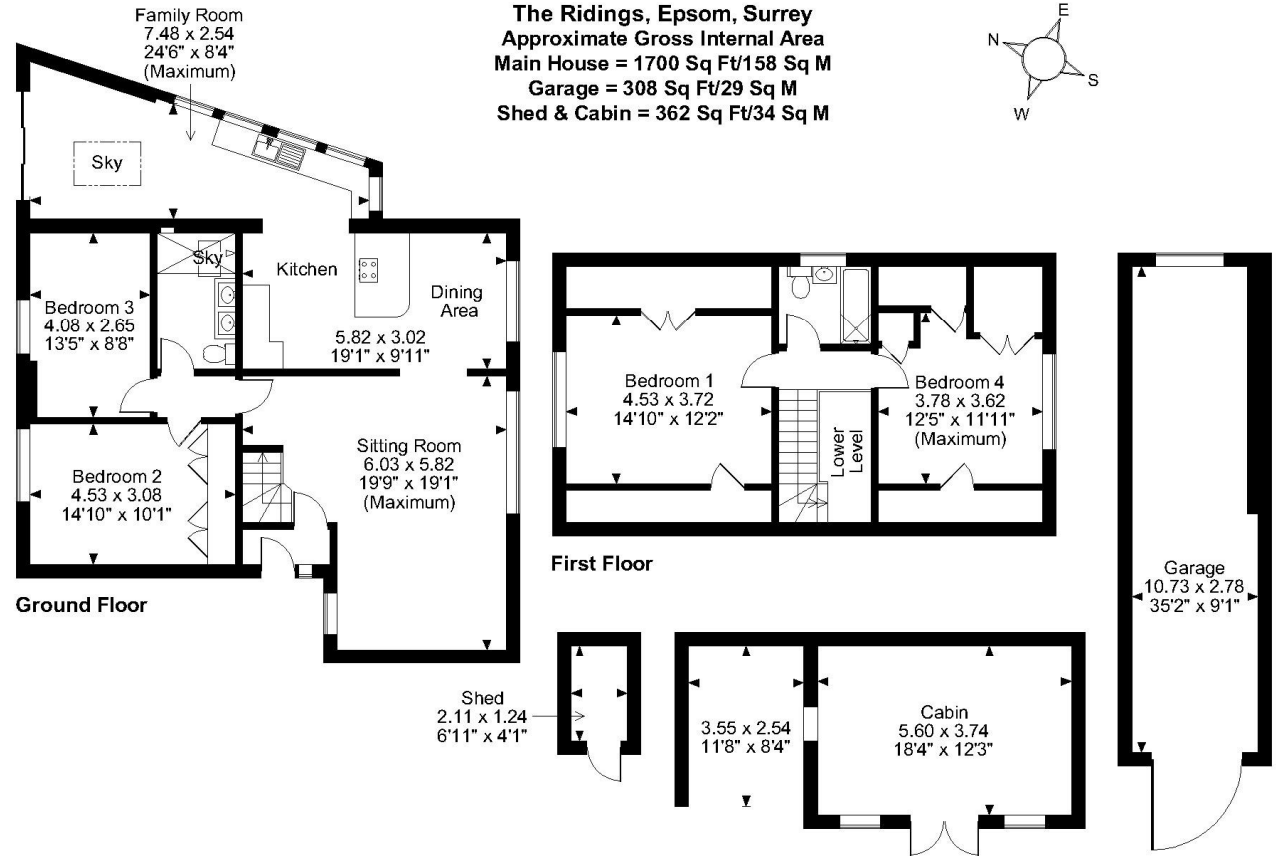


This delightful property offers a delightful and bright and spacious sitting room with open plan accommodation, together with a carefully extended kitchen/diner with bi-folding doors onto a rear private terrace for additional outdoor entertaining space.

The property is set on a well-maintained plot with the benefit of a garden room, presently used as a gym, which would be ideal for a working office. There is also a tandem double length garage and off-street parking for two vehicles.

Council Tax Band: G

**Asking Price    £1,019,000    Freehold**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		

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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.