



MICHAEL EVERETT & Co

... A Moving Experience

PIKES HILL EPSOM KT17 4EA

A characterful Victorian property offering many original features having been recently sympathetically modernised.

Accommodation and amenities

Entrance Hall • Sitting/Dining Room • Re-Fitted Contemporary Kitchen • Utility Area • Three Bedrooms • Recently Updated Bathroom • Re-Designed & Well Maintained Rear Garden • Off Street Parking For 2 Vehicles • New Roof • Externally Re-Rendered & Painted • Double Glazed Bay Window & New Shutters to the Front • Newly Installed Gas Supply Pipes

The property is situated in one of Epsom's 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'.





The property has been renovated over two floors providing spacious living accommodation. A well screened garden ideal for providing in and outdoor entertaining.

On the ground floor leading from the Hallway is a spacious Sitting/Dining Room with Log Burner in the Living Room. Contemporary Kitchen offering five ring gas range, integral dishwasher, comprehensive range of eye level units with cupboards and drawers below, ceramic sink with mixer tap and integrated waste disposal unit. Utility Area: ample space for washing machine and tumble dryer.

On the first floor three bedrooms, two with original cast iron fireplaces. Recently updated bathroom: underfloor heating with control panel, tiled enclosed bath, rainforest shower, wash hand basin, low level w.c., walls fully tiled in modern ceramics, concealed lighting.

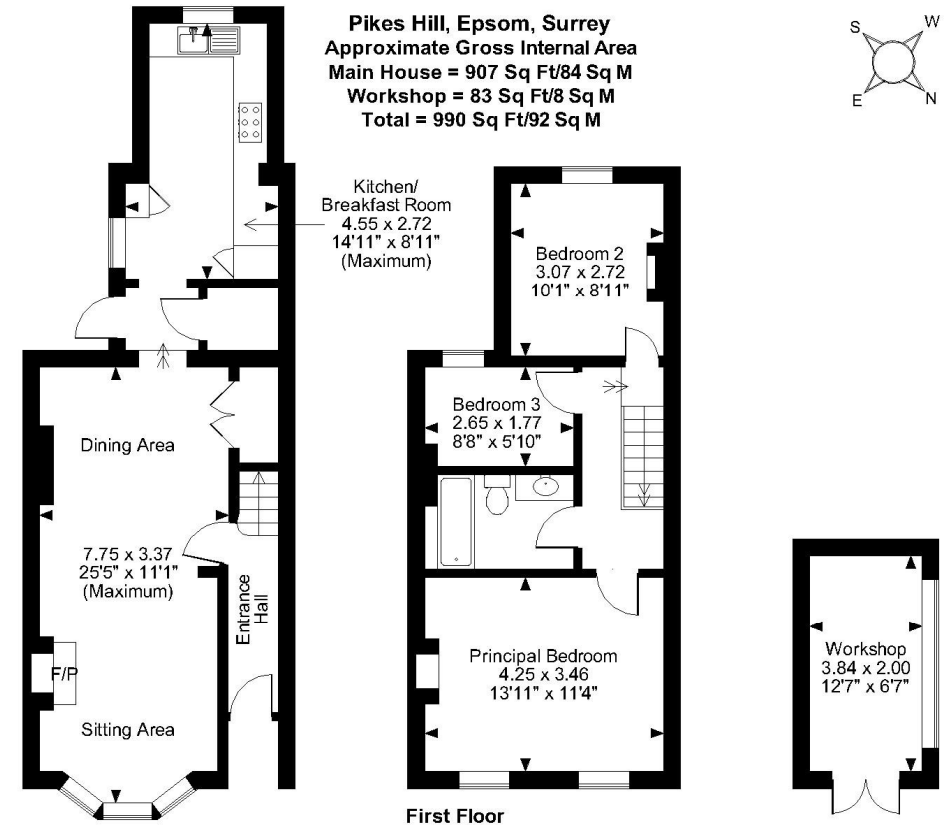
Outside: Rear garden: summerhouse: fully insulated with electricity and water supply, ideal as a working area. The garden has been maintained to a good standard with outdoor eating areas and offers privacy to all sides. Side entrance.

Council Tax Band: D (£2,308.34 for 2024/25)

Asking Price £725,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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