



MICHAEL EVERETT & Co

... A Moving Experience

ALEXANDRA ROAD EPSOM KT17 4BZ

A characterful 1930's detached property providing versatile accommodation located in the sought after college area of Epsom within a short walk of Epsom town centre and station.

Accommodation and amenities

Entrance Hall • Sitting Room • Dining Room • Study/Family Room • Upgraded Kitchen/Diner With Family Area • Master Bedroom • Three Further Bedrooms • Re-Fitted Family Bathroom • Sunny South Westerly Aspect Rear Garden • Garage • Gated Carriage Driveway With Off Street Parking For Several Vehicles •

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 four bedroom character spacious detached property carefully combines both period and contemporary features to include extended kitchen diner with bi-fold doors onto terrace and rear garden beyond.

Designed over three floors and providing a wealth of outside living space on the terrace and garden ideal for in and outdoor entertaining.

On the ground floor leading from the reception hall are the principal reception rooms including the sitting room, dining room, study/family room and the recently upgraded kitchen/diner. The kitchen gives way to a spacious family area with double doors onto the rear terrace.

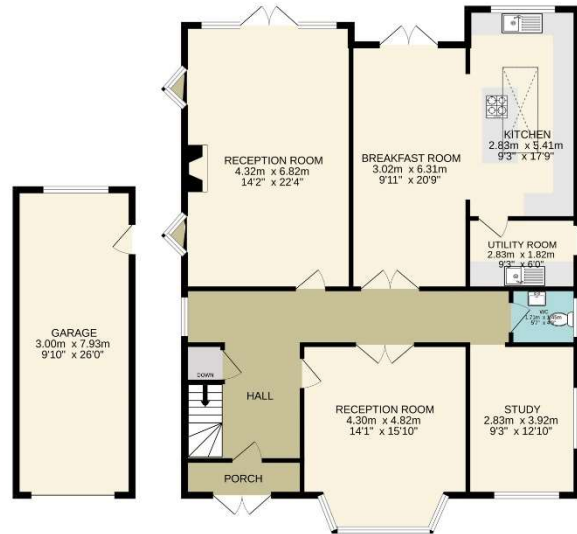
On the first floor is the master bedroom with en-suite, two further bedrooms and re-fitted family bathroom. Staircase leads to the second floor with large double aspect bedroom and re-fitted bathroom.

Outside the garden is well established and secluded to all sides, immediately to the rear is a sun terrace with steps down to lawned area, with evergreens, herbaceous trees and shrubs.

The garden enjoys a sunny south westerly aspect having been well maintained and providing generous outside living space. To the front: carriage in and out gated driveway with off street parking for several vehicles and access to garage.

Council Tax Band: G (£3,847.23 for 2024/25)

Asking Price £1,375,000 Freehold



Ground floor
149.8 sq.m. (1613 sq.ft.) approx.



1st floor
75.6 sq.m. (813 sq.ft.) approx.



2nd floor
28.4 sq.m. (306 sq.ft.) approx.

TOTAL FLOOR AREA : 253.8 sq.m. (2732 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

