



DOWNNS ROAD EPSOM KT18 5HE

**MICHAEL EVERETT & Co**

*... A Moving Experience*

## 4c DOWNS ROAD EPSOM SURREY KT18 5HE

A Five Double Bedroom Neo-Georgian style Detached Property with Two Bathrooms, Three Receptions located in the sought after College area of Epsom within a short walk of the Town and Station.

### Accommodation and amenities

5 Double Bedrooms • 3 Reception Rooms • 2 Bathrooms  
• Southwest Facing Rear Garden • Sought After College Area of Epsom • Garage

### 4c Downs Road

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





Pathway, steps lead to pillared entrance storm porch, polished tiled flooring, outside light. Entrance Hall, polished wood effect flooring, deep under stairs storage cupboard (housing boiler). Sitting room, double aspect, double patio doors leading onto rear garden, two oriel bays, cove cornice to ceiling, wide opening through to Dining room, polished wood block flooring, cove cornice to ceiling, picture rail, serving hatch to Kitchen. Cloakroom, low level WC, wall mounted wash hand basin, tiled splash back. Study, polished wood block flooring, cove cornice to ceiling, wide bay window overlooking front garden.

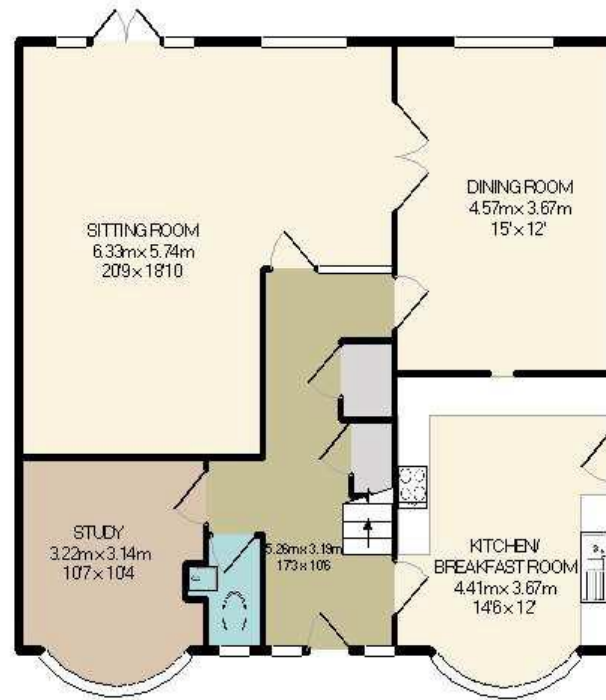
Kitchen/Breakfast room, comprehensive range of eye level units, cupboards and drawers below, single Franke sink unit, mixer taps and drainer, rolled edge laminate work surfaces, 4 ring gas hob, concealed extractor above, oven below, plumbing for washing machine, plumbing for dishwasher, space for fridge, wall's part tiled with matching border, ceiling down lighters, ceramic tiled floor, personal half glazed door to side and rear garden.

From the Hallway, easy rising staircase with open ballustrading leads to First Floor Landing, access to loft. Master Bedroom fully fitted sliding wardrobes with mirrored fronts, wood effect flooring, further walk in closet. En-suite Bathroom, panel enclosed bath, shower attachment, mixer taps, plus further shower, wash hand basin set in vanity unit, low level WC, walls fully tiled, ladder-back heated towel rail, ceiling down lighters. Bedroom Two, double fitted sliding wardrobes with mirrored fronts. Bedroom Three, window overlooking rear garden.

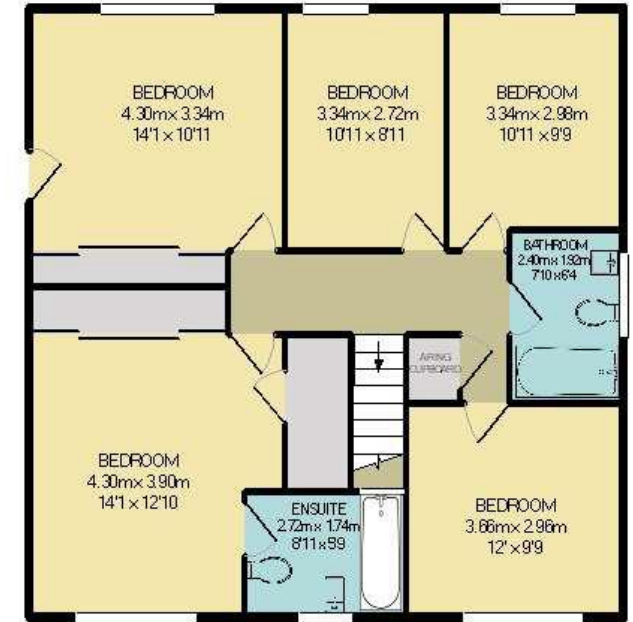
Bedroom Four, window overlooking rear garden. Bedroom Five, ceiling down lighters. Family Bathroom, panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level wc, walls fully tiled with matching border, ceramic tiled floor, airing cupboard with tank and slatted shelf above.

Immediately to the rear of the property is a patio, garden laid to lawn, herbaceous trees and shrubs, garden shed and garage to the rear, access to rear garden. The garden enjoys a sunny south westerly aspect. Front garden, laid to lawn, rose beds, trees and shrubs.

**Asking Price £1,050,000 Freehold**



Ground Floor  
Approx. Floor  
Area 66.0 Sq.M  
(926 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 64.0 Sq.M  
(904 Sq.Ft.)

Total Approx. Floor Area 170.0 Sq.M (1830 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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.

