



2 TINTAGEL CLOSE EPSOM SURREY KT17 4HA

MICHAEL EVERETT & Co

... A Moving Experience

2 TINTAGEL CLOSE EPSOM SURREY KT17 4HA

£955,000 Freehold

A beautifully presented four bedroom detached family home in the sought after College area

Accommodation and amenities

4 Double Bedrooms • 3 Reception Rooms • 2 Bathrooms •
Southwest Facing Rear Garden • Sought After College Area of
Epsom • Double Garage • Cul de sac location •

2 Tintagel Close

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 St Martins School and Wallace Fields School, which are both within walking distance, Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby are the RAC Country Club and David Lloyd Leisure Centre both offering excellent sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.



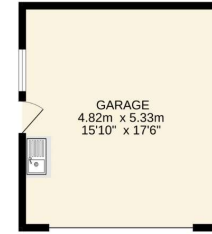
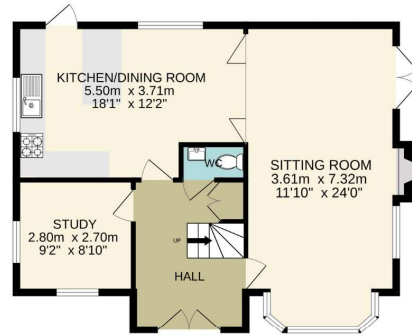


An exceptionally well presented and well maintained extended bright and spacious, double fronted, 4-bedroom, 2 bathroom detached property located in a quiet cul-de-sac in the favored College area of Epsom The property enjoys garden to the front, side and a southern rear aspect.

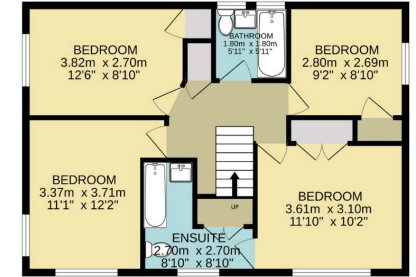
Pathway leads to double glazed extended front entrance and hallway with understairs storage. Study with full fibre optic broadband. Cloakroom with low level w.c., wall mounted wash hand basin with tiled splash back. Through Lounge/Dining Room. Lounge; double aspect coved cornice to ceiling, working fireplace, double glazed doors on to patio and rear garden. Wide opening through to Dining Area, coved cornice to ceiling, tiled floor, opening to Spacious Kitchen/Breakfast Room. Kitchen: comprehensive range of eye-level units with cupboards and drawers below, four ring gas hob with extractor above, oven below space for fridge freezer, cupboard housing boiler, personal door to side and rear garden, plumbing for washing machine and dishwasher, breakfast bar.

From the Hallway, open staircase leads to First Floor landing, access to loft. Bedroom One; Double wardrobe, cove cornice to ceiling. En-suite Bathroom, panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, ladder back heated towel rail, ceramic tiled floor, wall's part tiled, useful storage space. Bedroom Two; cove cornice to ceiling. Bedroom Three; double built-in cupboard. Bedroom 4 cove cornice to ceiling, window overlooking rear garden. Family Bathroom: panel enclosed bath, shower attachment mixer taps, wash hand basin, wall's part tiled, low level w.c. The property benefits from 5 solar panels with a high-capacity storage battery in the partially boarded loft.

Outside, double garage with electric door, plumbing and two off street parking spaces. At the rear of the property is a full width Cotswold Stone patio sun terrace with a south facing garden being laid to lawn extending to approximately 60ft with herbaceous borders, featuring a garden pond. The rear garden enjoys a sunny southerly aspect. Front garden laid to lawn with evergreens flowering borders.



Ground floor
88.8 sq.m. (956 sq.ft.) approx.



1st floor
58.4 sq.m. (628 sq.ft.) approx.

Floor area including garage
TOTAL FLOOR AREA: 147.2 sq.m. (1585 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC – D
Council Tax Band - 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.

