



MICHAEL EVERETT & Co

... A Moving Experience

11 CHANTRY HURST EPSOM SURREY KT18 7BN

A character carefully extended 4 Bedroom, 3 Reception, 2 Bathroom detached property on the ever-popular Woodcote Estate area of Epsom, with a well-established rear garden.

Accommodation and amenities

Entrance Porch • Entrance Hall • Sitting Room • Dining Room • Spacious Kitchen/Diner • Family Room • Cloakroom • Master Bedroom • 3 Further Bedrooms • 2 Bathrooms • Attached Double length Garage • Driveway • Well Established & Maintained Garden •

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. The RAC Country Club offers 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 is a short walk from Epsom N.H.S Hospital, and a 15-minute walk from Rosebery park and Epsom town centre.





Driveway leads to Entrance Porch with Oak front door. Entrance Hall: cloaks hanging cupboard. Re-fitted Cloakroom: low level w.c., wash hand basin in vanity unit, fully tiled floor and walls. Sitting Room: feature fireplace with marble surround over mantle and granite hearth, cove cornice to ceiling wide opening to Dining Room, double sliding doors, double aspect, cove cornice to ceiling. Spacious Family Kitchen/Diner double doors onto patio and rear garden. : comprehensive range of eye level units with cupboards and drawers below, chr five ring AEG gas hob with extractor above, adjacent double oven, single stainless steel sink unit with mixer taps and adjacent drainer, polished wood work surfaces with tiled splash back, integral fridge and freezer, ample space for breakfast table, polished tiled floor. Wide opening to Family and study area, double sliding doors to patio and rear garden, cove cornice to ceiling, wall light points. Personal door to garage.

From the Hallway staircase leads to Landing: access to spacious loft which could be converted with the usual planning consents. Airing cupboard. Further useful cupboards space. Master Bedroom: built in wardrobes with dressing table. En-Suite Shower Room: fully tiled shower, wash hand basin set in vanity unit, low level w.c., shaver point, ladder back heated towel rail. Bedroom Two: double aspect, built in double wardrobes Bedroom Three: built in cupboard. Bedroom Four. Built in cupboard. Bathroom: panel enclosed bath, shower attachment, mixer taps, fully tiled, wash hand basin inset in vanity unit, low level w.c., ladder

back chrome heated towel rail, walls fully tiled, ceiling downlighters, ceramic tiled floor.

Outside: Immediately to the rear of the property is sun terrace leading onto lawned area with herbaceous trees and shrubs and flowering borders, garden shed. To the front of the property the lawned areas with flower borders, off street parking for several vehicles. Attached double length Garage: electric up and over door.

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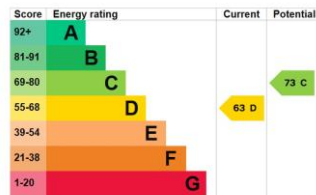
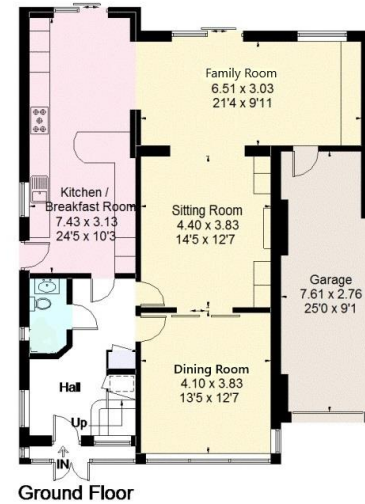
Asking Price £1,100,000 Freehold



Chantry Hurst, Woodcote, Epsom KT18 7BN

Approximate Area (including Garage) = 190.2 sq m / 2047 sq ft

This plan is for illustrative purposes only and not to scale



The graph shows this property's current and potential energy rating.

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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.

