



**MICHAEL EVERETT & Co**

*... A Moving Experience*



# 73 PARK AVENUE EAST, STONELEIGH, EPSOM KT17 2NY

A spacious, bright character 5-bedroom, 4 bathroom detached house in this sought after area. The property has recently been sympathetically extended and is offered to the market and is in excellent condition throughout.

## Accommodation and amenities

Entrance Hall • Shower Room • Sitting Room • Study • Contemporary spacious Kitchen/Diner • Dry Pantry • Utility Room • Master Bedroom En-Suite Bathroom • Four Further Bedrooms • Two Further En-Suite Bathrooms • Family Bathroom • Long Rear Garden with patio areas • Off Street Parking For 3/4 Vehicles • Rewired and Replumbed • Sonos sound system throughout the house • Bi-Fold Doors •

The property is situated close to the excellent commuter facilities of Stoneleigh with the A3 and M25 both being only a short drive providing access to central London and Heathrow and Gatwick Airports. A choice of nearby mainline railway stations 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 Nonsuch High School, Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. The local area also has some of the country's most delightful countryside, including Nonsuch Park and the famous Epsom Downs, home of the 'Derby'.







Driveway leads to Entrance Porch to front door Entrance Hall: ceiling downlighters, polished wood floor. Sitting Room coved cornice to ceiling, polished wood flooring. Study polished wood flooring, window overlooking front garden Contemporary Kitchen/Diner: Dining Area: ceiling downlighters, glass bi-fold doors onto terrace and rear garden, polished wood flooring with opening through to refitted Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with hot tap, induction hob, AEG double oven, 2 AEG warming drawers, Coffee machine and Microwave, integral dishwasher, central island with seating. Quartz working surfaces with splashbacks, glass bi-fold doors onto rear patio, fitted surround sound. Shower room, fully tiled shower with rain forest shower, wash handbasin, low level w. c. Cupboard housing boiler. AEG washing machine and tumble drier. Intercom system.

From the Hallway glass and oak staircase leads to First Floor Landing: Master Bedroom: En-Suite Bathroom: panel enclosed bath, fully tiled walk-in shower with rainforest shower, wash hand basin set in vanity unit, low level w.c., ladder back chrome heated towel rail. Bedroom Two: En-suite Bathroom, panel enclosed bath, wash handbasin set in vanity unit, fully tiled shoer, low level w. c. Bedroom Three. Bedroom Four: Family Bathroom: panel enclosed bath, shower attachment, mixer

taps, wash hand basin vanity unit, low level w.c. Stairs to Bedroom 5, En-Suite Bathroom, panel enclosed bath, wash hand basin, low level w. c. Eaves storage.

Outside, immediately to the rear of the property is a sun terrace with the remainder of the garden laid to lawn with herbaceous trees and shrubs, leading to further garden with sun terrace and pergola.

**Asking Price £1,400,000 Freehold**

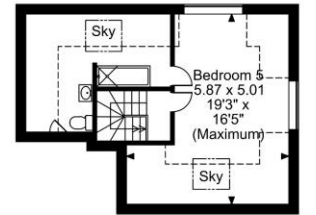
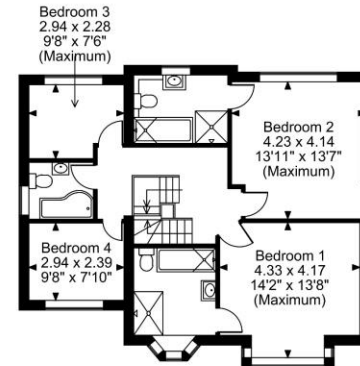
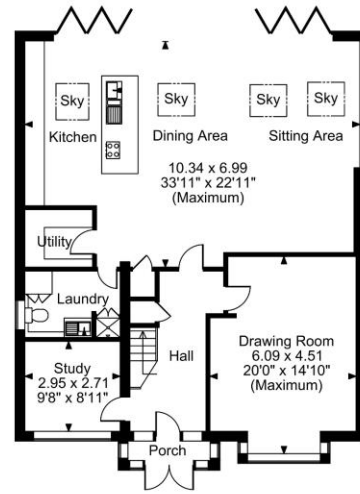
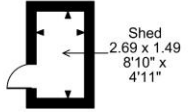
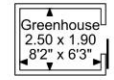
**Council Tax - Band F**

**EPC - C**

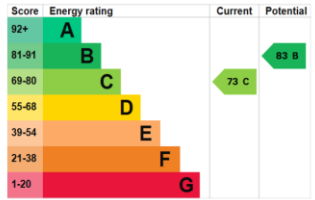




**Park Avenue East, Epsom**  
**Approximate Gross Internal Area**  
**Main House = 2482 Sq Ft/231 Sq M**  
**Greenhouse and Shed = 94 Sq Ft/9 Sq M**  
**Total = 2576 Sq Ft/240 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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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.

