



Heathfield Lodge, 11 Ashdown Road, Epsom KT17 3PL

MICHAEL EVERETT & Co

... A Moving Experience

11 ASHDOWN ROAD, EPSOM, SURREY KT17 3PL

A unique opportunity to purchase this spacious 5-bedroom family home with 3 reception rooms, kitchen breakfast room, 2 bathrooms, offered to the market with the added benefit of now onward chain. Built in 1906 on a generous plot located in a convenient location overlooking Alexandra Park to the rear. This property requires some modernisation.

Accommodation and amenities

Entrance Porch • Entrance Hall • Sitting Room • Cloakroom • Dining Room • Family Room • Spacious Kitchen/Diner • Utility Room • Master Bedroom • Four Further Bedrooms • Ensuite and Family Bathroom • Well Established Secluded Rear Garden • Two garage • Off Street Parking •

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 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'.





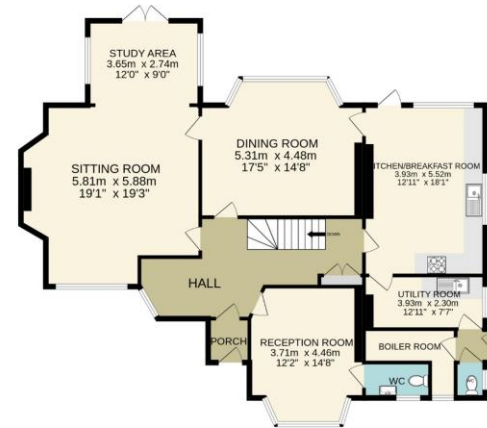
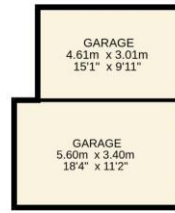
Pathway leads to part glazed front door, to porch. Hallway: picture rail, cove cornice to ceiling, cloaks hanging cupboard and further storage cupboards. Charming Sitting Room: triple aspect, picture rail, cove cornice to ceiling, feature Marble fireplace with surround, hearth and over mantle, five wall light points, double glazed doors onto patio. Dining Room: cove cornice to ceiling, picture rail, large square bay window overlooking rear garden. Study: wide bay, picture rail. Downstairs cloakroom, low level WC, wall mounted wash-handbasin, walls half tiled with matching border. Re-fitted kitchen/diner: range of eye level units, cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, four ring gas hob, adjacent double oven, dishwasher, space for fridge/freezer. Ample space for good sized breakfast table. Door to Patio. Door to Utility Room, range of eye level units, single stainless steel sink unit, plumbing for washing machine, space for tumble drier. Door to inner lobby with further door giving access to the side of the property. Boiler room with floor standing boiler. Gardener's WC.

From the Hallway staircase with Oak handrail leads to First Floor Landing: picture rail, access to loft, linen cupboard. Bedroom One:

double aspect, picture rail, door to en-suite Shower room, fully tiled shower, pedestal wash-handbasin, low level w.c. Bedroom Two: picture rail, large bay window overlooking rear garden and park. Bedroom Three: picture rail, window overlooking front garden, wash hand basin set in vanity unit. Bedroom Four: window overlooking front garden. Bedroom Five double built in cupboards, window overlooking rear garden Family Bathroom. panel enclosed bath, wash hand basin set in vanity unit, bidet, chrome heated towel rail, walls fully tiled with matching border. Separate W.C: low level w.c. walls part tiled.

Outside: Immediately to the rear of the property is a sun terrace with the remainder of the garden being laid to lawn with vegetable beds, herbaceous trees and shrubs, flowering borders, Two brick-built garages. To the front of the property the garden is hedged with evergreens, inset flowering borders, off street parking for several vehicles.

**Offers invited in the region of
£1,500,000 Freehold**



Ground floor
164.3 sq.m. (1769 sq.ft.) approx.



1st floor
116.0 sq.m. (1249 sq.ft.) approx.

TOTAL FLOOR AREA : 280.3 sq.m. (3018 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC RATING: F

COUNCIL TAX BAND: G

Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

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.

