



MICHAEL EVERETT & Co

... A Moving Experience

20 WALNUT CLOSE EPSOM KT18 5JL

A detached three bedroom property in the ever popular College area of Epsom.

Accommodation and amenities

**Entrance Hall • Reception Room • Kitchen •
Family/Dining Room • Three Double Bedrooms •
Family Shower Room • Rear Garden • Single
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 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'.





20 Walnut Close, Epsom KT18 5JL

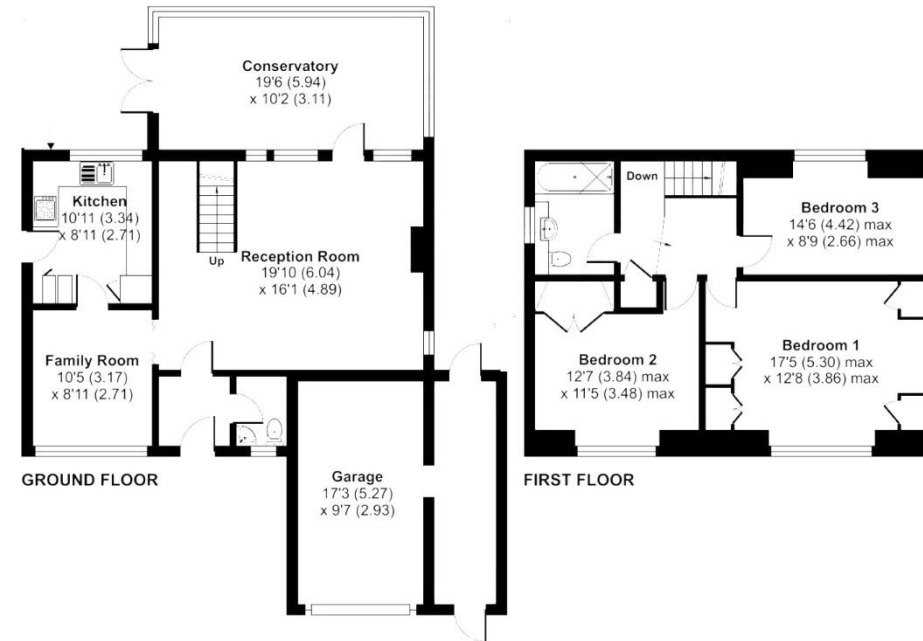
A three double bedroom detached property in the College area with double glazing and central heating. The property has a single garage, private rear garden and the benefit of no onward chain.

Pathway leads to front door. Entrance Hall. Downstairs WC, Reception Room: feature fireplace with over mantle, hearth opening into Family/Dining Room: window overlooking front garden. Kitchen: comprehensive range of eye level units with cupboards and drawers below, sink unit with drainer, mixer tap, plumbing for washing machine, personal door to side and rear garden. From the reception room double doors opening into a spacious Conservatory with double doors opening onto the rear garden

From the Reception Room stairs lead to first floor Landing. Bedroom One: built in wardrobes. Bedroom Two and Bedroom Three. Family Shower room with fully tiled walk in shower, wash hand basin, low level w.c.

Outside: Immediately to the rear of the property is a private well screened garden with herbaceous trees and shrubs, laid mainly to lawn. Single Garage: personal side door to a lean to, electric door to the front. To the front of the property is a good sized lawned area, herbaceous shrubs and driveway providing off street parking.

ASKING PRICE £799,950 Freehold



Measurements are approximate. For illustrative purposes only

EPC: D

COUNCIL TAX: F

Downs Road Estate Conservation Area

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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.

