



MICHAEL EVERETT & Co

... A Moving Experience

Fox House

66D Bracken Path, Epsom KT18 7SZ

A well-presented contemporary detached property with a modern yet relaxed aesthetic, located on the ever-popular Stamford Green area of Epsom, adjacent to Epsom Common, Surrey's largest nature reserve. The property has the benefit of no onward chain.

Accommodation and amenities

Entrance Hall • Cloakroom • Sitting Room • Dining Area • Contemporary Kitchen/Breakfast Room • Three Bedrooms • Family Bathroom • Side Gardens Offering Seclusion & Privacy • Detached Garage • Parking for 3 vehicles •

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'.





Pathway leads to front door to Entrance Hall, under stairs storage cupboard: Oak laminate polished flooring, ceiling downlighters. Cloakroom: low level w.c., wash hand basin set in vanity unit, ceramic tiled floor. Sitting Room: feature inset wall fire with Chrome surround, double doors to patio and side garden, Oak laminate polished flooring. Dining area, double doors onto walled courtyard, Oak laminate polished flooring. Fitted Boffi Kitchen with Miele appliances: comprehensive range of high gloss eye level units with cupboards and drawers below, five ring gas hob with extractor above and adjacent double oven, microwave oven and coffee maker, twin single stainless steel sink units with mixer tap set in woodblock, space for fridge/freezer, integral washing machine, dishwasher, chrome splash backs coved cornice to ceiling, ceiling downlighters, ceramic tiled floor with underfloor heating.

From the Hallway stairs lead to First Floor Landing. Airing cupboard housing boiler and tank with shelving. Bedroom One: ceiling down lighters, large cupboard with cupboards above. Bedroom Two double cupboards, ceiling downlighters. Bedroom Three, double cupboard with cupboards above ceiling downlighters, window overlooking front garden.

Family Bathroom: tile enclosed bath, mixer taps, handheld contemporary shower, wall mounted wash hand basin with mixer taps, fully tiled shower, low level w.c., ladder back heated towel rail, walls fully tiled with matching border, ceramic tiled floor, shaver point.

Outside: Immediately to the side of the sitting room of the property is a paved sun terrace with the garden with shingle sitting areas herbaceous trees and shrubs and evergreens offering seclusion and privacy ideal for entertaining. From the dining area is a walled courtyard garden with attractive. raised stone pots Adjacent to the property is a detached garage with pitched roof personal door to side and rear garden with additional parking spaces for two vehicles.

**OFFERS INVITED IN THE
REGION OF £1,000,000**

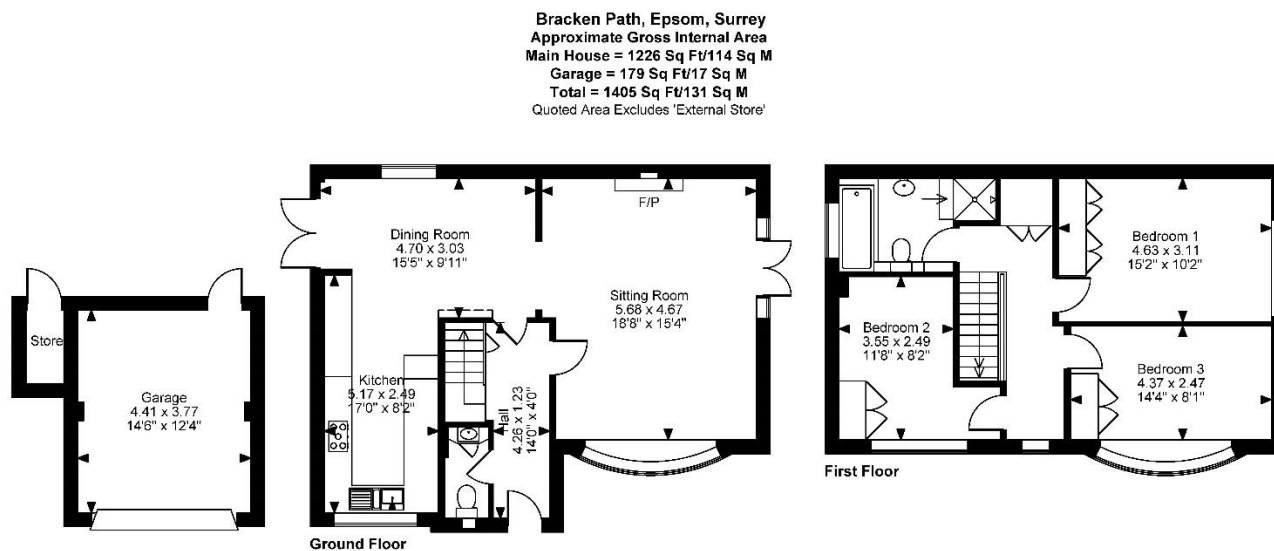
FREEHOLD



EPC Rating: E

Council Tax Band: F

Stamford Green Conservation Area



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 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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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.

