



7 KINGSDOWN ROAD, EPSOM, SURREY KT17 3PU

**MICHAEL EVERETT & Co**

*... A Moving Experience*



# 7 Kingsdown Road Epsom, Surrey KT17 3PU

**A unique opportunity to purchase this carefully maintained 5-bedroom, 3 receptions, 2-bathroom character detached property, offered to the market with the added benefit of a garden room with versatile use at the rear of the garden. Built in the 1930's this property is presented in good condition throughout.**

## Accommodation and amenities

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

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'.







The driveway leads to Entrance Porch. Entrance Hall: Cloakroom: half tiled, wash hand basin low level WC. Sitting Room: Wall mounted contemporary style log burner wide opening to Dining Room, wall mounted log burner. double doors onto patio and rear garden. Spacious Refitted spacious Kitchen/Diner: comprehensive range of Oak eye level units with cupboards and drawers below, single Franke sink unit with mixer tap and drainer, five ring gas range built in fridge and freezer, integral dishwasher. Double by fold doors onto patio and rear garden Utility Room: plumbing for washing machine, wall mounted boiler, Sink and drainer. Personal door to side and rear garden.

From the Hallway staircase with open balustrading leads to First Floor Landing: with storage cupboard. Master Bedroom: with views to the front. Bedroom Two: double aspect, picture rail. Bedroom Three: picture rail. Bedroom Four: picture rail. Refitted Family Bathroom: Claw feet Victorian style bath, shower attachment, mixer taps, pedestal wash hand basin, wall's part tiled, low level WC, Staircase to second floor, Bedroom 5 Eaves storage. En-suite Shower room, his and hers wash hand basin, low level WA. Fully tiled.

Outside: Immediately to the rear of the property is a sun terrace. The garden is a particular feature of the property which has been maintained to a high standard and affords privacy to all sides, laid to lawn with herbaceous trees and shrubs. The garden room is situated at the rear, with further decked area.

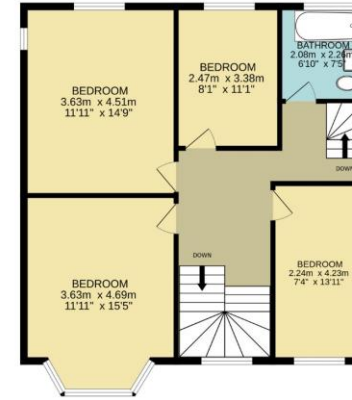
To the front: Wisteria and shrubs. Off street parking for several vehicles. Garage.

**Asking Price £1,295,000 Freehold**





Ground floor  
99.4 sq.m. (1070 sq.ft.) approx.



1st floor  
70.7 sq.m. (761 sq.ft.) approx.



2nd floor  
40.3 sq.m. (434 sq.ft.) approx.

TOTAL FLOOR AREA : 210.4 sq.m. (2265 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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EPC RATING: D

COUNCIL TAX BAND: G

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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.

