



**MICHAEL EVERETT & Co**  
*... A Moving Experience*

# 21 DIGDENS RISE EPSOM KT18 7DL

An immaculately presented property located in a highly desirable residential road, situated in the Woodcote area of Epsom. The property has been carefully extended and upgraded to a high

## Accommodation and amenities

Reception Hall • Sitting Room • Dining Area • Breakfast Bar  
• Kitchen • Utility Room • Cloakroom • Master Bedroom Suite  
• 4 Further Bedrooms • Family Bathroom and second floor  
cloakroom • Well Established Rear Garden with Patio •  
Summerhouses • Off street 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 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 Freemen'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'.





This Five-bedroom elegant, spacious semi-detached property was updated recently and carefully combines both period and contemporary features to provide versatile accommodation.

Designed over three floors and providing a wealth of lateral living space, enjoying a southwest facing terrace and garden ideal for in and outdoor entertaining.

On the ground floor, leading from the reception hall are the principle reception rooms including the sitting room, dining area, study and the spacious re-fitted contemporary kitchen/diner with comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with mixer taps, granite splash backs, and worksurface, five ring gas range, dishwasher, LED lighting, large bi-fold doors onto terrace and rear garden. Utility Room: Shower, wash hand Basin low level WC. Cupboards housing washing machine and tumble dryer.

On the first floor are four double bedrooms with modernized family bathroom with large shower. Staircase leads to Second Floor comprising Bedroom 5 with cloakroom.

Outside the garden is well established, affording privacy to all sides, immediately to the rear of the property is a sun terrace leading to lawned area with evergreens, Summerhouse and shed, herbaceous trees and shrubs. The garden enjoys a sunny south westerly aspect having been well maintained. To the front: with inset flowering borders, generous off-street parking for 3 vehicles.

**Asking Price £999,950 Freehold**



EPC Rating: C  
Council Tax Band: F

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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.



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