

**MICHAEL
EVERETT**



EPSOM LANE NORTH

EPSOM DOWNS

www.michael-everett.co.uk

74 EPSOM LANE NORTH

EPSOM DOWNS, KT18 5QA



3 RECEPTION AREAS



OPEN PLAN KITCHEN/ DINING/ FAMILY ROOM



4 BEDROOMS



2 EN-SUITES & FAMILY BATHROOM

APPROX 2542 FT² | 236 M²

EPC RATING: C

COUNCIL TAX BAND: G

This outstanding bright and airy detached house combines character with a stunning contemporary open plan ground floor layout much favoured by today's buyer and offers stunning views directly over Epsom Downs and beyond.

The property which has been extended to the rear ground floor and completely re-modelled by the current owners to the highest standards now offers beautifully designed living spaces, the hub of which being a beautifully fitted open plan kitchen/living/dining/family area with island unit and quartz work surfaces, twin sky lights and four sets of Crittall style double glazed French doors leading to the rear garden.

You are welcomed by spacious reception hall with a wide opening to the sitting room which leads to the aforementioned open plan principal living space. There is a utility room and cloakroom and separate formal living room to the ground floor. To the first floor the principal bedroom features a sumptuous en-suite bathroom and dressing room, there is a guest bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Outside, the property is approached via an extensive driveway providing a parking area for numerous vehicles and there is an EV charger point. The rear garden includes an extensive patio area, well tended level lawns with shaped and well stocked borders and a large garden outbuilding.

The property includes a high specification of fitments throughout and features beautiful, polished herringbone wood block flooring to the reception areas, gas central heating and the latest double glazing.

A choice of Tattenham Corner or Tadworth Stations provide services to London Bridge and Victoria and the M25 can be accessed at Reigate Hill 4 miles to the south. There are local shops for everyday needs whilst the vibrant centres of Epsom and Banstead are easily accessible. The area is well served with schools for children of all ages, both private and state run, and sporting facilities including Tadworth Leisure Centre and swimming pool, golf courses at Walton Heath, Epsom Downs, Kingswood and golf and tennis at the RAC Club in Epsom.

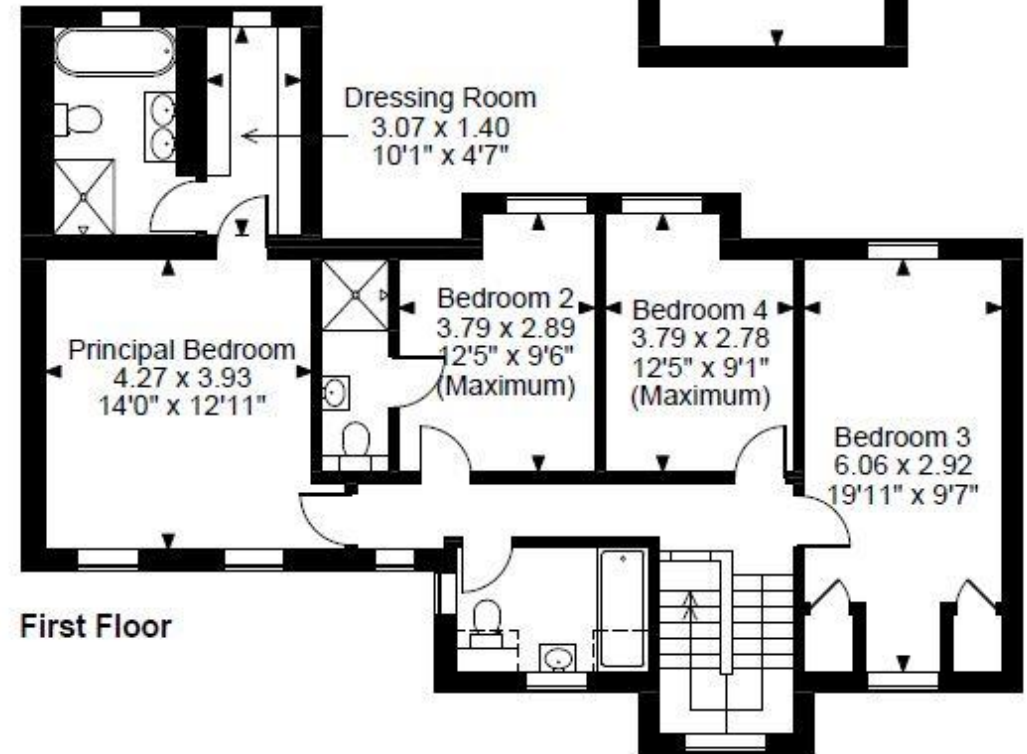
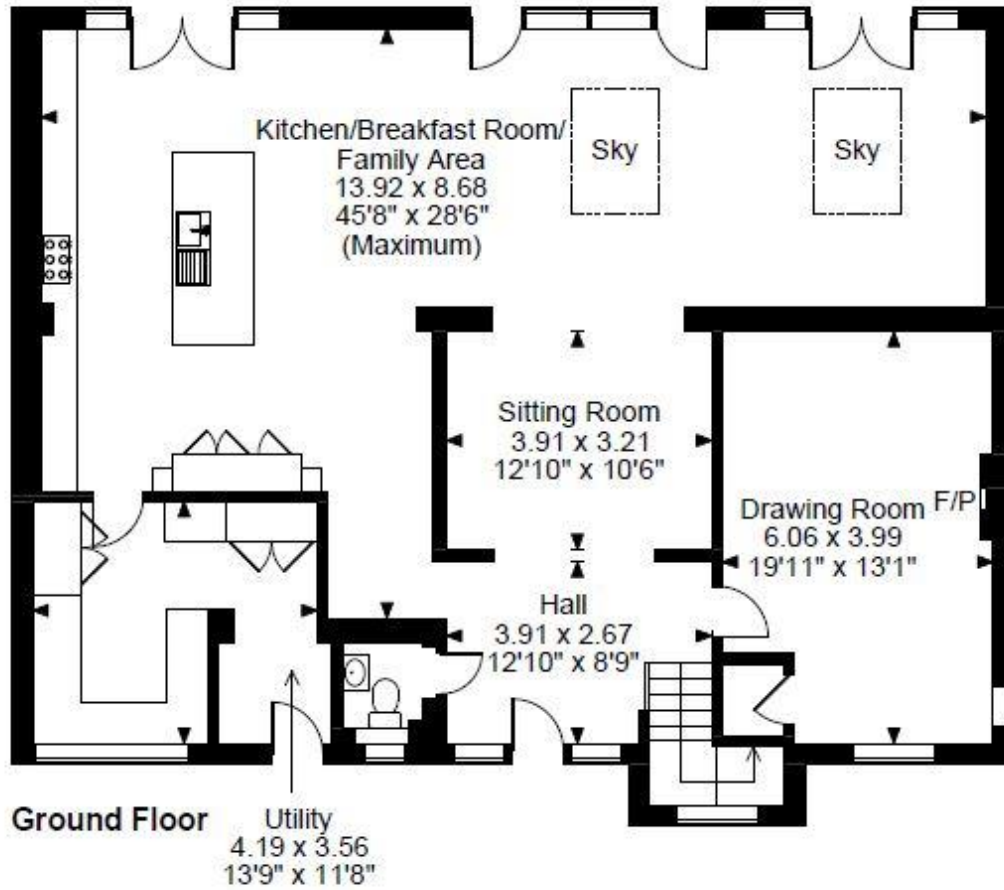
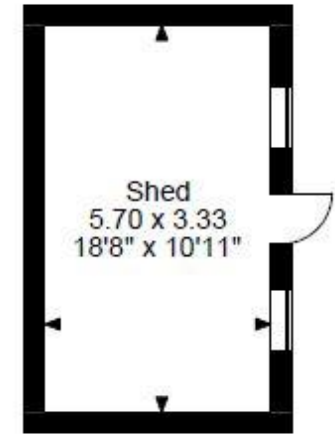
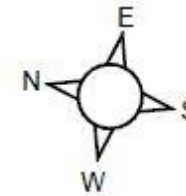


GUIDE PRICE: £1,295,000 FREEHOLD





Epsom Lane North, Epsom, Surrey
 Approximate Gross Internal Area
 Main House = 2542 Sq Ft/236 Sq M
 Shed = 204 Sq Ft/19 Sq M
 Total = 2746 Sq Ft/255 Sq M









WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
01737 814877



IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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