



401 Reigate Road, Epsom

Guide Price £860,000

 **SACHA SCOTT**
ESTATE & LETTING AGENTS

Generous Detached Family Home – 4 Beds – 3 Receptions – 2 Bathrooms – Garage

Occupying a spacious plot overlooking Reigate Road, this generous 4 bed family home comes to market for the first time in almost 30 years.

The ground floor offers two original reception rooms, one of which has been extended at the rear, a generous kitchen, ground floor WC/utility and a fabulous extension to the side with a flexible family room running the depth of this lovely family home. On the first floor there are 4 good sized bedrooms, one with en-suite, a family bathroom and a separate WC. This fantastic family home also benefits from an integrated garage, in/out driveway with plenty of parking and mature gardens.

Within walking distance of shops and other amenities on Fir Tree parade, this property is also within easy reach of bus and train links into Epsom, Sutton, London and beyond.

Benefiting from good junior and senior school catchment without crossing major roads and and only a few metres from the expanse of Nork Park, this lovely family home is also within walking distance of Epsom Downs and under 1/2mile from Asda Burgh Heath.

Ideally located for families, this is a fabulous property that won't be around for long, early viewing is recommended.

EPC Rating: D

Material Information Provided by Sellers:

Council Tax Band G, Currently £4,081.32 per annum

Tenure: Freehold

Construction: Brick and block with clay roof tiles

Water: direct mains, metered. Mains sewerage.

Broadband: Fibre to the premises

Loft Boarded? Partially

- Generous Detached Family Home
- 4 Bedrooms
- 3/4 Reception Rooms



Mobile Signal/Coverage: Good

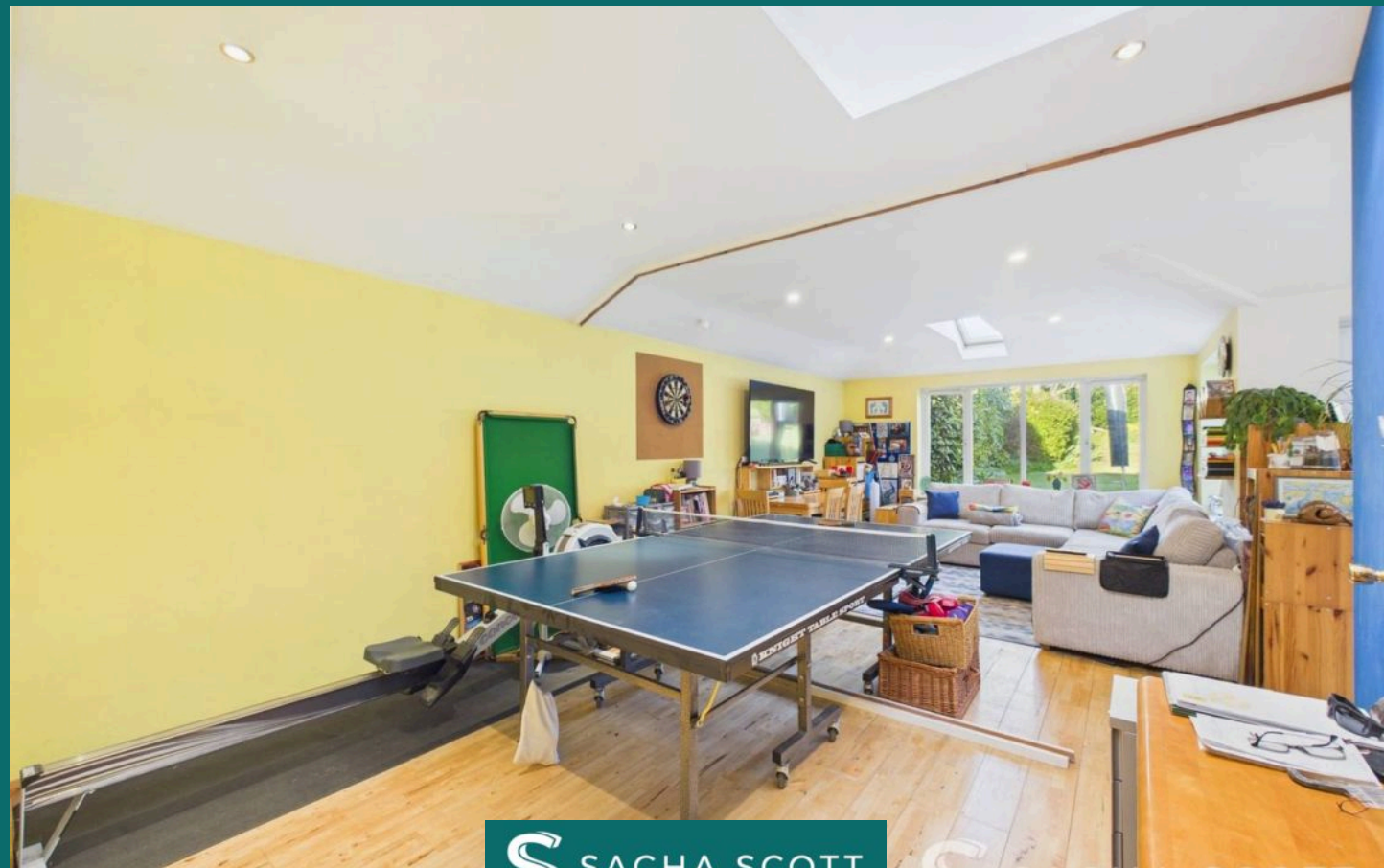
Electricity Source: National Grid

Heating: Gas Central Heating

Building Safety: No issues to sellers knowledge

Planning Permission: seller advises all correct paperwork in place

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Living Room

13' 11" x 15' 1" (4.23m x 4.61m)

Overlooking the front of this generous family home, the lounge benefits from good natural light from dual aspect windows to the front and side. Benefiting from a large bay window and fireplace with gas fire (not tested), the lounge is accessible via the entrance hall and dining room at rear.

Family Room

28' 6" x 13' 4" (8.70m x 4.07m)

A fabulous extension to this lovely family home, this unusual, flexible space benefits from rooflights and removable wall panels that allow it to be split into separate rooms or left open plan as photographed. Brightly decorated, this generous space incorporates a removable panelled full height cupboard, access to the integral garage and generous windows overlooking the mature rear garden. It is accessed from both the front and rear of the kitchen and has direct access to the external patio and rear garden.

Dining / Music Room

19' 7" x 12' 0" (5.96m x 3.67m)

With neutral colours, the dining room has been cleverly extended and allows room for a lounge area as well as ample space for a large dining table and chairs. Accessed from both kitchen and lounge this good sized second reception also has a door to the rear garden.

Kitchen / Breakfast Area

12' 4" x 10' 9" (3.75m x 3.28m)

Unique and thoughtfully designed, the kitchen provides bar seating together with ample work surfaces and storage space along with built-in hob and oven, space for fridge, freezer and dishwasher adjacent to 1 1/2 bowl kitchen sink. Accessed from the entrance hall, the kitchen has doors to the home's original dining room as well as two entry points to the extended family room and a door to the garden.



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WC / Utility Room

7' 6" x 5' 3" (2.29m x 1.61m)

Located off of the main entrance hall the guest WC offers sink, WC and space for a washing machine and tumble dryer with storage cupboards and work surfaces.

Primary Bedroom

10' 8" x 9' 9" (3.24m x 2.96m)

Overlooking the front of this substantial family home, the primary bedroom benefits from full-width fitted wardrobes and an en-suite shower room with basin (no WC).

Primary En-Suite

6' 1" x 2' 11" (1.85m x 0.89m)

Fully tiled the primary en-suite offers a shower and basin.

Bedroom 2

12' 7" x 9' 9" (3.84m x 2.96m)

Bedroom 2 is a generous double with built-in wardrobe, wash basin and views over the side and rear.

Bedroom 3

9' 1" x 9' 7" (2.78m x 2.93m)

Another good sized double, bedroom 3 overlooks the rear of this lovely family home.

Bedroom 4

7' 9" x 10' 10" (2.35m x 3.29m)

A good sized single, bedroom 4 benefits from a fitted wardrobe and cupboard, a built-in bedside light, a basin and views over the front of this lovely family home.

Family Bathroom

6' 8" x 7' 4" (2.04m x 2.23m)

Part-tiled, the family bathroom offers a shower over the bath, with curtain rail, sink and WC.

Landing Area

9' 11" x 11' 0" (3.03m x 3.35m)

Neutrally presented, the landing area is generous in size, incorporates an airing cupboard and receives good natural light from a side window over the stairs.



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WC

5' 2" x 3' 1" (1.57m x 0.95m)

This WC is in addition to the one in the family bathroom and offers a WC with vanity sink.

Entrance Hall

11' 3" x 7' 6" (3.43m x 2.29m)

Generous in size, the entrance hall is neutrally presented, includes under-stairs storage with and receives good natural light from a window above the stairs.

Entrance Area

2' 9" x 5' 3" (0.85m x 1.59m)

Entrance Lobby complete with coat-hooks, built-in shoe-rack, bench seating and radiator.

Garage

19' 10" x 13' 11" (6.05m x 4.23m)

Large single garage with remotely controlled roller shutter door, built-in sink and worktop, space and power for bench and freezer and space for waste bins. Generous width and height for single vehicle.

Rear Garden

75' 0" x 40' 0" (22.86m x 12.19m)

The property has a good sized, easterly facing, secluded landscaped garden mainly laid to lawn. There is a generous sized patio area for entertaining, further patio area and raised area of bench seating around a fire-pit positioned to catch the evening sun. A "hidden" garden shed screens a compost area with additional access to the rear garden via a side gate from the drive.





Floor 0



Floor 1

Approximate total area⁽¹⁾

2077.46 ft²

193 m²

Reduced headroom

1.05 ft²

0.1 m²

(1) Excluding balconies and terraces

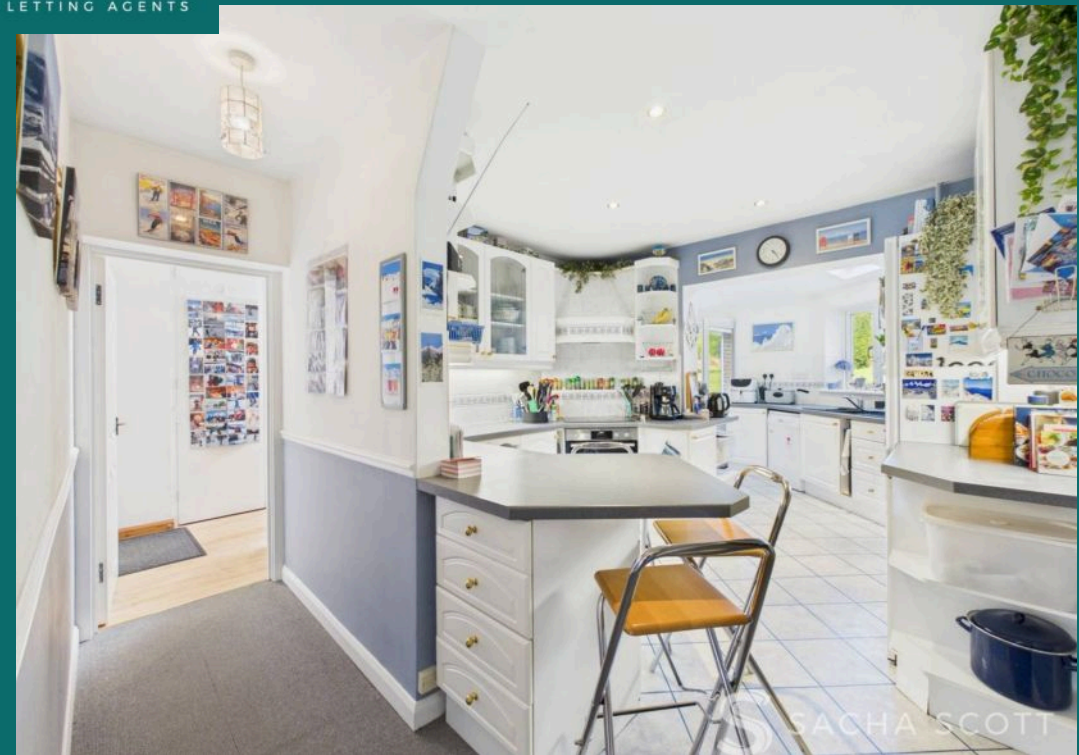
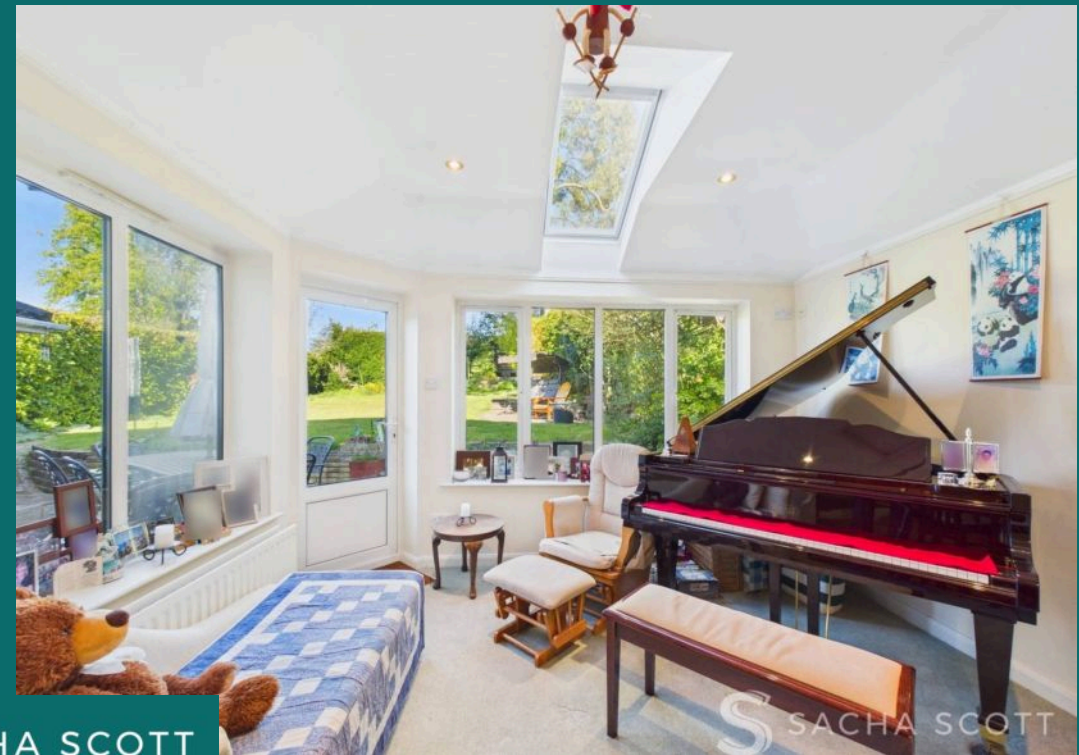
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

DISP/25/240



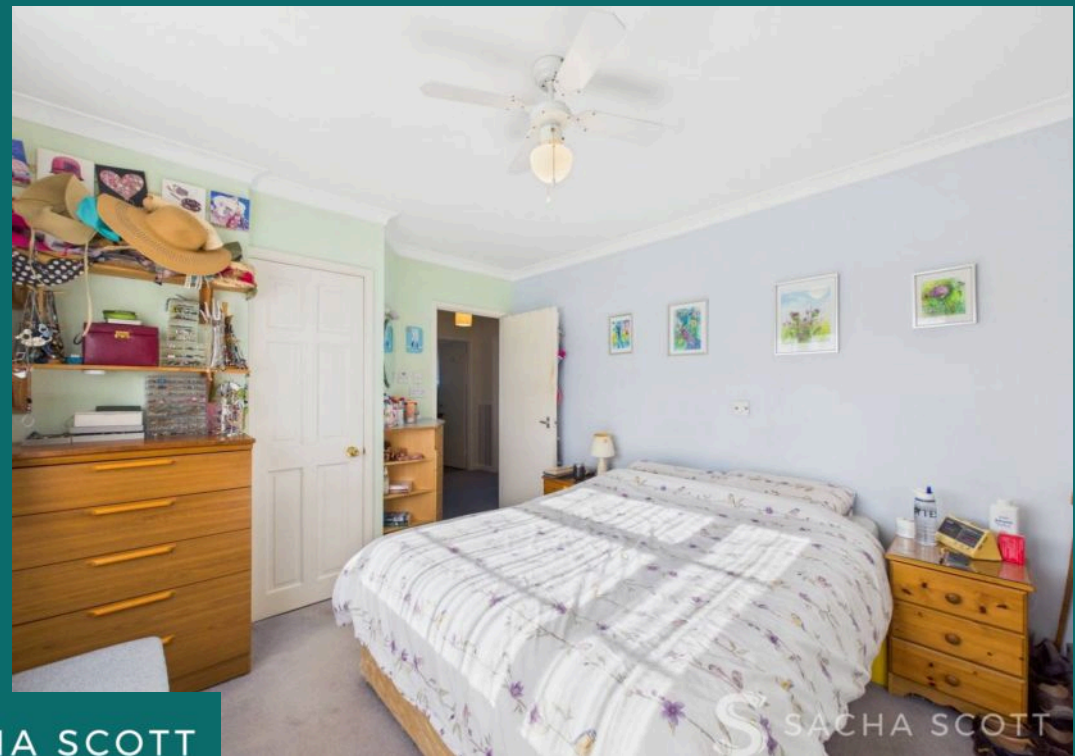
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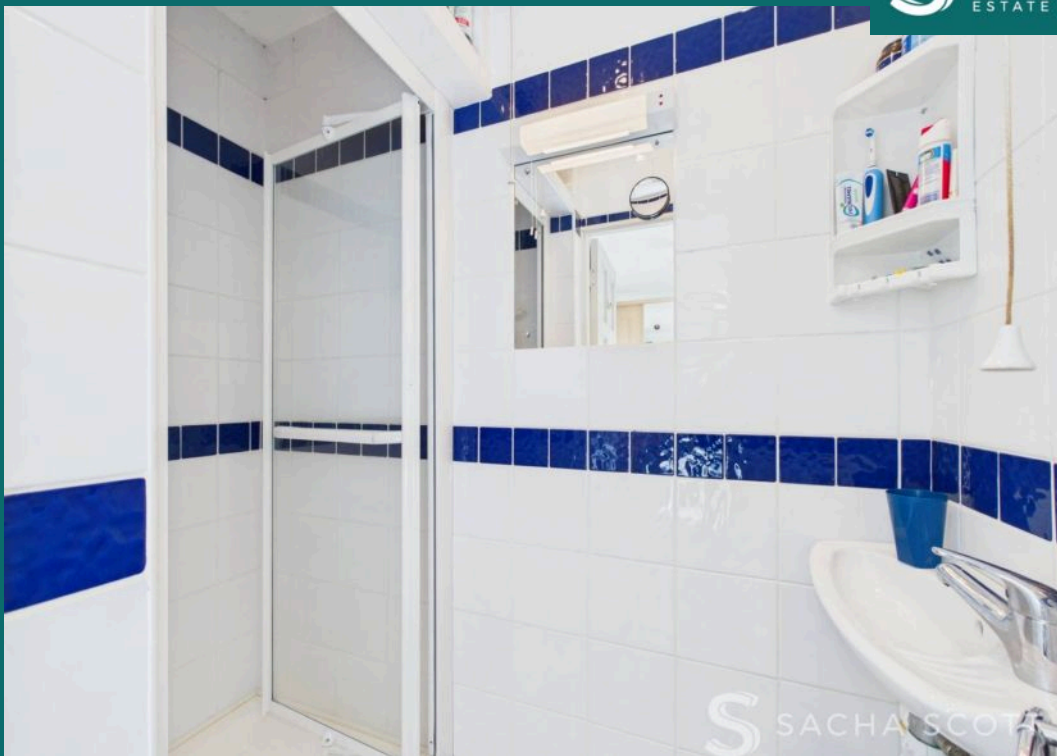
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