



Longdown Lane North, Epsom

Guide Price **£1,150,000**

Longdown Lane North

Epsom

Impressive 4-bed detached house with garage in sought-after location. Spacious reception room, elegant dining area, well-appointed kitchen. 4 bedrooms, 2 bathrooms 1 ensuite, potential for extension (STPP). Large gardens, close to schools. Opportunity not to be missed. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Bedroom Detached Home
- One Ensuite & Family Bathroom
- Spacious Eat-In Kitchen
- Dual Aspect Reception, Bifold Doors to Dining Room
- Lovely Large Gardens, Front & Back
- Garage & Driveway Parking
- No Chain
- Catchment for Reputable Local Schools
- Sought-After Epsom Location



Nestled in the heart of a sought-after location, this impressive 4-bedroom detached house on a large plot presents a wonderful opportunity for the discerning buyer. This spacious property has a lateral arrangement boasting a dual aspect reception room with stone surround fireplace and bifold doors leading to the elegant dining area, and a well-appointed eat-in kitchen with ample space for daily family meals. The ground floor also accommodates a porch and a spacious hallway with convenient downstairs WC.

The first floor is home to four bedrooms, the principal benefitting from an ensuite bathroom, there is another double bedroom and two smaller children's bedrooms sharing a spacious family bathroom. The property enjoys a large garage with room for one car and more storage, together with a driveway for two more spaces. The property backs directly onto open fields and there is a small wooded copse at the rear for ultimate seclusion.

Longdown Lane North is a sought-after residential road close to Epsom College and within the catchment area for numerous local schools such as the selective Glyn School for Boys. Local shopping amenities can be found in Epsom and Banstead village and Ewell East & Epsom Downs railway stations are both within walking distance.

Boasting lovely large gardens to the front and rear this residence epitomises both comfort and style, making it a truly exceptional find in today's competitive property market. With no onward chain, it offers both a seamless transition and a superb opportunity for future expansion (STPP) and, in our opinion, is not to be missed.

Longdown Lane North, Epsom, KT17

Approximate Area = 1802 sq ft / 167.4 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

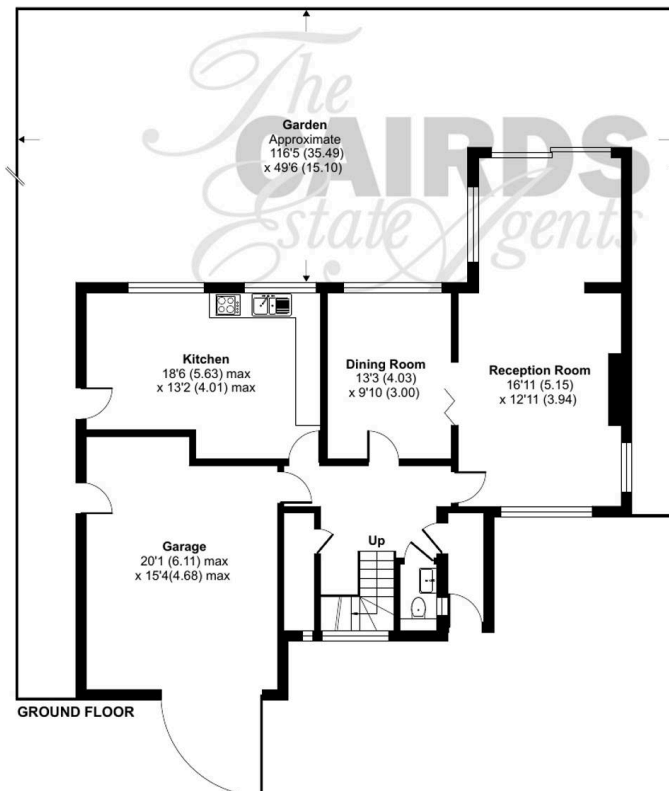
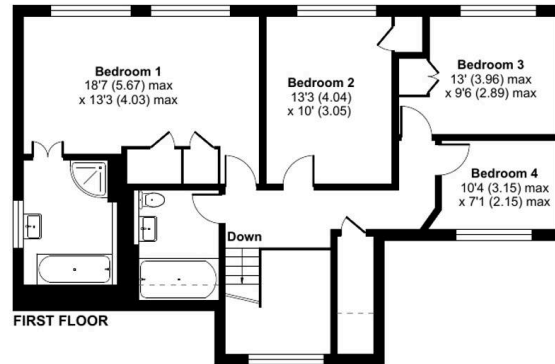
Garage = 287 sq ft / 26.6 sq m

Total = 2118 sq ft / 196.6 sq m

For identification only - Not to scale



Denotes restricted head height







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