



Downs Wood, Epsom

Guide Price £1,250,000



## Downs Wood

### Epsom

Introducing a stunning extended four-bedroom detached home in sought-after location. Three reception rooms, well-designed kitchen/brk, two en-suites, landscaped garden, off-street parking. Near Epsom Downs, shops, amenities, and train station. Immaculately presented & CHAIN FREE. Schedule a viewing today!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stunning Extended Detached
- No Onward Chain
- Three Spacious Receptions
- Well Appointed Kitchen/Breakfast With Utility Area
- Four Generous Bedrooms
- Three Bathrooms (Two En-Suites)
- Beautiful Landscaped Rear Garden
- Off Street Parking
- Stones Throw Of Famous Epsom Downs
- Close To Local Amenities & Station



We are delighted to introduce this exceptional four-bedroom detached home, set within a highly sought-after location. Enhanced by a stunning extension, this property exudes style and sophistication throughout. With the added advantage of no onward chain, it offers both convenience and comfort in equal measure.

Stepping inside, you are welcomed by three generous reception rooms, providing versatile spaces for entertaining, relaxing, or family living. The well-designed kitchen/breakfast room, complete with a utility area, is perfect for those who enjoy cooking and hosting.

Upstairs, you will discover four well-proportioned bedrooms, each offering a peaceful retreat from everyday life. The three bathrooms—including two en-suites—have been thoughtfully crafted to deliver a luxurious and relaxing atmosphere.

The appeal of this home extends outdoors to the beautifully landscaped rear garden, offering an ideal setting for outdoor dining, leisure, or simply unwinding in a serene environment. Off-street parking further enhances the practicality of this impressive property.

Located just moments from the iconic Epsom Downs, this home provides the perfect gateway to the natural beauty and leisure opportunities of the area. Its proximity to local shops, amenities, and Tattenham Corner train station ensures effortless access to everyday necessities and excellent transport links.

In summary, this beautifully extended detached house presents a rare opportunity to acquire a home that blends timeless character with modern comfort. Immaculately presented and ready to move into, it promises an enviable lifestyle of luxury and ease. Arrange a viewing today and experience the charm of this remarkable property for yourself.



**FIRST FLOOR**

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## Cairds The Estate Agents

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