



Redwood Drive, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Over 2000 sq ft of accommodation
- Four large double bedrooms
- Kitchen with room for a small table
- 19ft living space
- Family bathroom
- Two ensembles
- Westerly facing garden with summer house
- Two parking spaces
- Garage
- Close to good station links

Designed for modern family life, this beautifully presented and exceptionally well-appointed home offers over 2,000 sq ft of bright, versatile living space, where style, comfort and practicality come together effortlessly.

At the heart of the home is the sociable kitchen, with ample space for informal dining before opening naturally into the impressive 19ft living room. French doors from both rooms lead directly onto the west-facing garden, creating a seamless connection between indoors and out and allowing natural light to flood the living spaces throughout the day.

Perfectly positioned on one of the area's most desirable residential roads, the property offers an ideal balance of peaceful family living and everyday convenience. Epsom & Ewell West Station is just a short stroll away, with London Waterloo reachable in approximately 34 minutes, making commuting into the capital effortless.

A welcoming entrance hall sets the tone from the moment you arrive, showcasing the home's high-quality finish and thoughtful design. A convenient cloakroom completes the ground floor.

The upper floors continue to impress, offering a flexible layout ideal for modern family life. The first floor features two exceptionally generous 19ft



bedrooms. The principal suite provides a peaceful retreat with its own stylish ensuite, while the second bedroom benefits from a charming Juliet balcony and an abundance of natural light.

The second floor provides two further spacious double bedrooms, ideal for older children, guests or those working from home. One enjoys its own ensuite, while a contemporary family bathroom serves the remaining accommodation.

Outside, the good-sized rear garden is fully enclosed and features a useful summer house. Two parking spaces and a garage further enhance the practicality of this exceptional family home.

Epsom is a charming town offering an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty to enjoy, making the area particularly attractive to families and professionals.

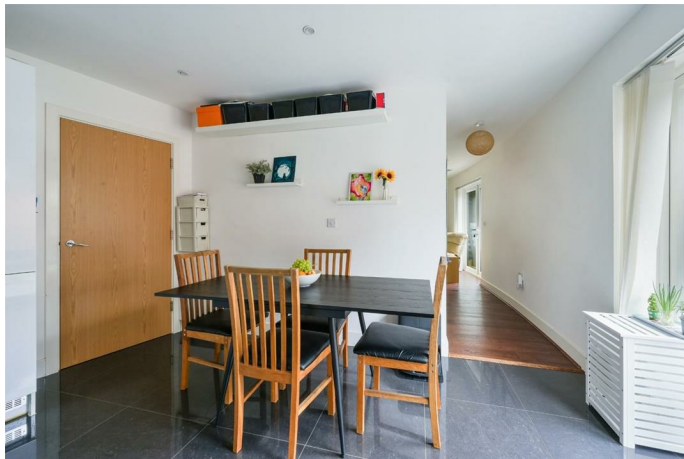
For leisure, there is an excellent choice of green spaces, including Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, perfect for weekend walks, cycling and enjoying the outdoors.

Epsom is also renowned for its excellent choice of schools, with well-regarded state options including Rosebery School, Glyn School, St Joseph's and Wallace Fields. Independent education is well represented by Epsom College, with Freeman's and Downsend also nearby. The University for the Creative Arts and Laine Theatre Arts add a vibrant creative dimension to the town.

Transport links are excellent, with frequent direct trains from Epsom to London Victoria and Waterloo, with journey times of around 35–45 minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both approximately 35 minutes away.

Tenure- Freehold
Annual service charge amount (£) - 1,157.64
Council Tax Band- F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



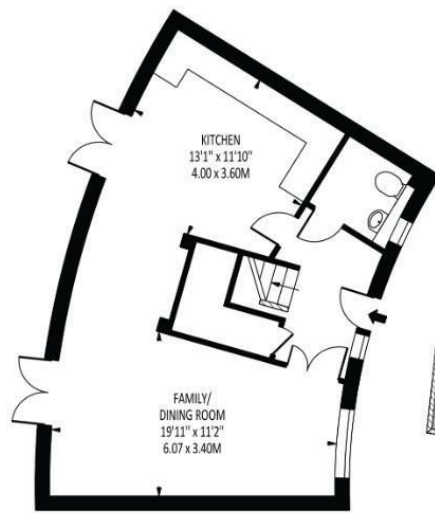
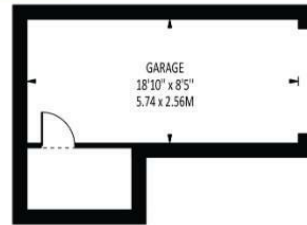
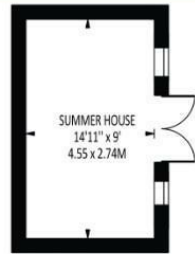


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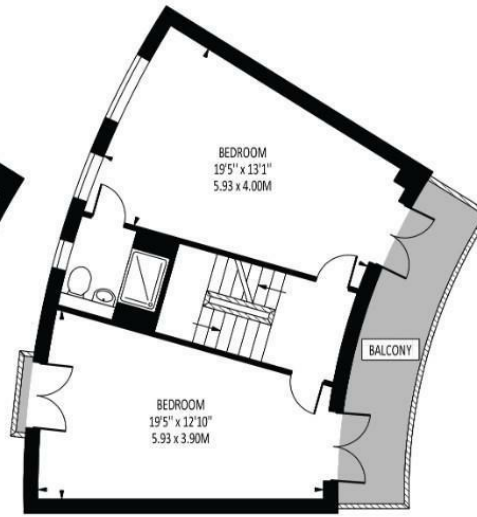


Redwood Drive

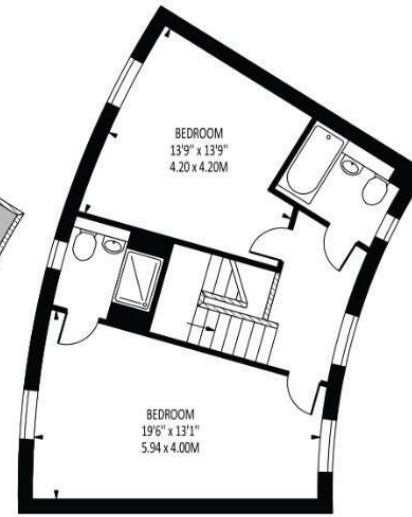
Total Area: 2020 SQ FT • 187.68 SQ M
(Including Summer House & Garage)
Summer House Area : 134 SQ FT • 12.47 SQ M
Garage Area : 193 SQ FT • 17.90 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	78	82
	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

