



Milburn Walk, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- No onward chain
- 2300 sq ft of accommodation
- Four/five double bedrooms
- Two/three reception rooms
- Stunning kitchen/breakfast room
- Downstairs shower room
- Ensuite shower room & Jack and Jill bathroom
- Useful utility cupboard
- Wrap around garden & double garage
- Walk to Town, Schools and Station

Enjoying a bold corner plot, The Personal Agent are proud to present this substantial and cleverly extended detached 'Wates' built family home, which enjoys a fantastic position within this highly sought after and rarely available residential road located between Epsom Town Centre and Epsom Downs.

Offering an impressive 2300 sq. ft of bright and spacious accommodation in total with further noteworthy points including recessed ceiling speakers and underfloor heating throughout the entire ground floor, the property has been sympathetically updated in recent years and provides the new owner with a flexible and bright footprint with impressive modern living and longevity for any growing family.

With practicality in abundance, not just from the accommodation, but also the location too, finding a home that provides more, will be a challenging task indeed.

The property offers a genuinely well-balanced layout with



flexible accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is the kitchen/breakfast room that links to the dining room and opens onto a large terrace that is perfect for entertaining. There is also a large living room that enjoys floor to ceiling windows and a grand double height entrance hall with a glass sub-dividing wall, creating the ultimate first impression. The ground floor is completed by a modern shower room and two double bedrooms, with one of them currently used as a TV room.

From the generous entrance hallway a turning staircase leads to the first floor galleried landing where the spacious accommodation continues.

The master bedroom is a hugely impressive size and is serviced by a modern shower room, whilst the two further double bedrooms on this floor are incredibly well proportioned too and share a modern Jack & Jill bathroom. There is also a utility cupboard that is accessed from the landing and a substantial eaves storage space.

The property benefits from a large, well-tended frontage that ensures the property is set back from Downs Road. To the rear is a driveway with excellent parking for several vehicles and access to the detached double garage. A double side gate leads to a mature secluded wrap-around rear garden and a large, decked terrace which provides a genuine private aspect and outlook to the rear.

Homes on Milburn Walk are always incredibly popular, especially one with as much space as this. Located within easy reach of local amenities, Rosebery Park and the picturesque open spaces of Epsom Downs, whilst from a practical sense Epsom High Street and the railway station are just a 15 minute walk away. The property is also incredibly well positioned from a school catchment perspective, proving that this flexible family home really does cover all bases.

Tenure - Freehold
Council Tax Band - G







Milburn Walk, Epsom
Total Area: 211.7 m² ... 2279 ft² (excluding garden (at widest point))
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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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		
	59	80
England & Wales		EU Directive 2002/91/EC

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