



Ewell Downs Road, Epsom

In Excess of £1,500,000



## Ewell Downs Road

Epsom

Spacious five-bed detached home in exclusive gated road with NO ONWARD CHAIN. Potential to extend or modernise, versatile accommodation, large garden, garage, ample parking. Potential to extend or modernise. Near Ewell East station.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Private Gated Road
- Potential To Extend & Modernise
- Sought After Location
- Flexible Accommodation
- Three Generous Receptions
- Five Generous Bedrooms
- Large Well Maintained Garden
- Carriage Driveway
- Close To Ewell East Train Station



Situated within an exclusive private gated road, this substantial five-bedroom detached residence offers a rare opportunity to acquire a spacious family home in one of the area's most desirable locations. Available with no onward chain, the property provides versatile accommodation and excellent potential for extension and modernisation, subject to the necessary planning permissions.

The generous ground floor features three well-proportioned reception rooms, ideal for both formal entertaining and everyday family living. The kitchen serves as the heart of the home, while a versatile ground floor bedroom suite offers excellent flexibility for guests, multi-generational living, or independent accommodation.

Upstairs, the property boasts four further generously sized bedrooms, including an impressive principal suite complete with en-suite bathroom. A family bathroom serves the remaining bedrooms.

Set well back from the road, the home is approached via a sweeping carriage driveway, providing ample off-street parking for several vehicles alongside access to the attached garage, further enhancing the property's sense of privacy and exclusivity.

The beautifully maintained rear garden is a standout feature, offering a peaceful and secluded setting with mature planting, expansive lawns, and a large patio area ideal for outdoor dining and entertaining.

Located within a secure gated environment renowned for its leafy surroundings and established family homes, this exceptional property combines generous living space, outstanding potential, and a prestigious setting. Ewell East station and excellent local amenities are also conveniently close by.

Contact Cairds today to arrange your viewing.

# Ewell Downs Road, Epsom, KT17

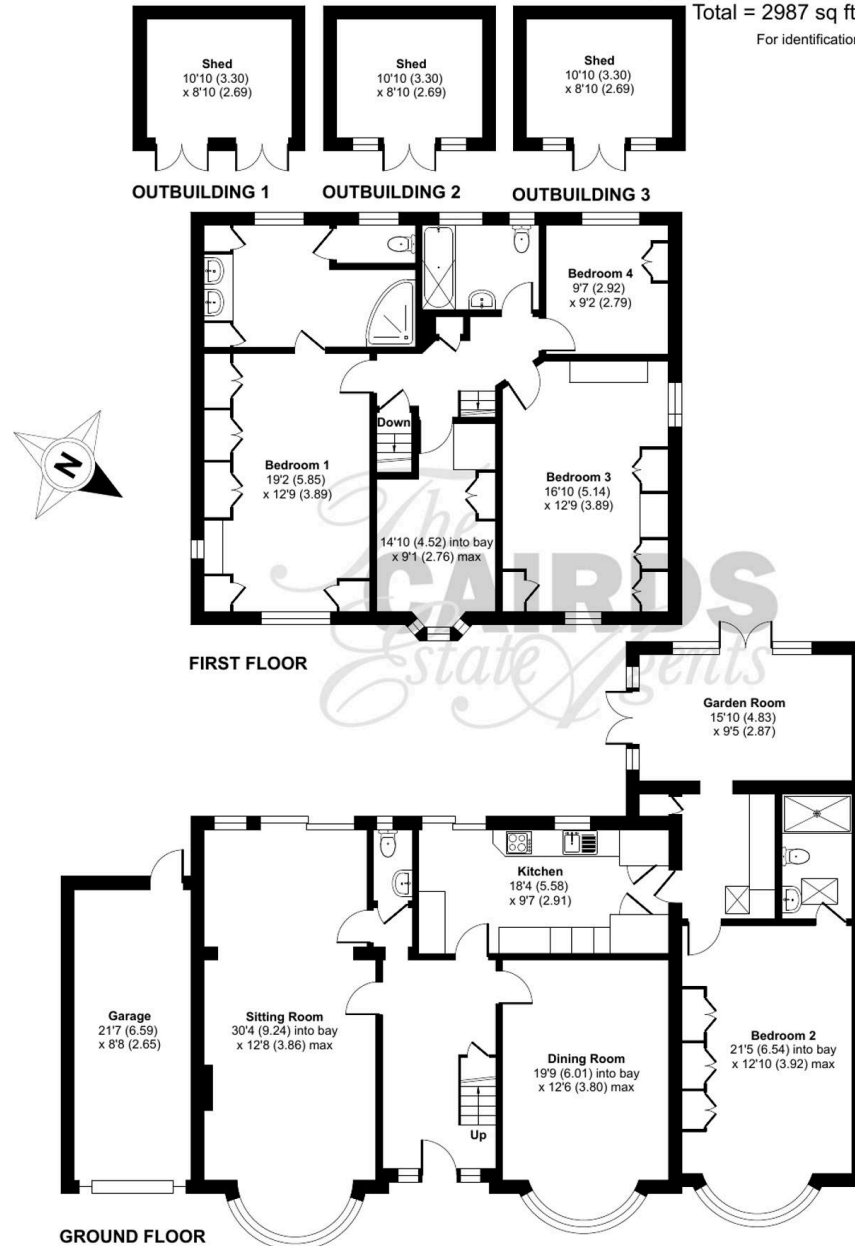
Approximate Area = 2511 sq ft / 233.2 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuildings = 288 sq ft / 26.7 sq m

Total = 2987 sq ft / 277.3 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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