

MICHAEL EVERETT & Co

… A Moving Experience

9 MEADWAY EPSOM KT19 8JZ

A character detached 5-bedroom property with well-established and maintained large rear garden located in the highly sought after Chase Estate.

Accommodation and amenities

Entrance Porch • Reception Hall • Sitting Room • Dining Room • Family Room • Kitchen • Breakfast Room • Cloakroom • Master Bedroom Suite With Dressing Room • Four Further Bedrooms • Family Bathroom • Well Maintained Sunny South Westerly Facing Rear Garden • Integral Garage • Off Street Parking for 5/6 Vehicles •

The property is situated in one of Epsom's most sought-after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports.

The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Stamford Green Primary School, Kingswood House School, Rosebery Girls School, Glyn School, Epsom College, City of London Freemen's School and St. John's in Leatherhead. Nearby is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.

















Pathway leads to Entrance Porch with part glazed front door, to: Reception Hall: deep understairs storage. Sitting Room: coved cornice to ceiling, feature fireplace with tile inset hearth and carved mantle, book shelving, double doors onto patio and rear garden, door through to Family room, double doors onto Patio and garden beyond. Dining Room: large bay window. Kitchen: comprehensive range of light units with cupboards and drawers below, tiled splash backs, four ring electric hob with extractor above, adjacent double oven, single Franke sink unit with mixer taps and drainer, integral dishwasher, space for fridge freezer, plumbing for washing machine, side door to patio. Cloakroom: low level w.c., wall mounted wash hand basin with tiled splash back.

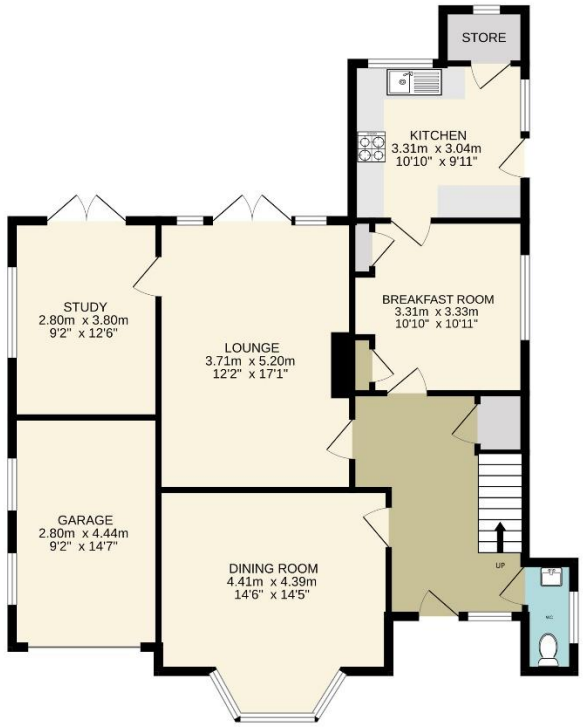
From the Hallway staircase with open balustrading to First Floor Landing: access to loft, airing cupboard with slatted shelves. Master Bedroom: range of wardrobes, wash hand basin in vanity unit, picture rail, large bay window. En-Suite Dressing Room: Bedroom Two: picture rail, wash hand basin in vanity unit, window overlooking rear garden. Bedroom Three: built in cupboard, wash hand basin in vanity unit. Bedroom Four double aspect. Bedroom 5 Shelving. Family Bathroom: panel enclosed bath, shower attachment, mixer taps. Shower. Pedestal wash hand basin. Separate WC.

Outside: The rear garden is a particular feature of the property having been well maintained and well planted, affording privacy to all sides. At the rear of the property is a sun terrace, large lawned area with flower borders, herbaceous trees and shrubs, pathways, summer house. The garden affords a sunny south westerly aspect. To the front: paved with flowering borders. Off street parking for four/five/ vehicles. Integrated Garage.

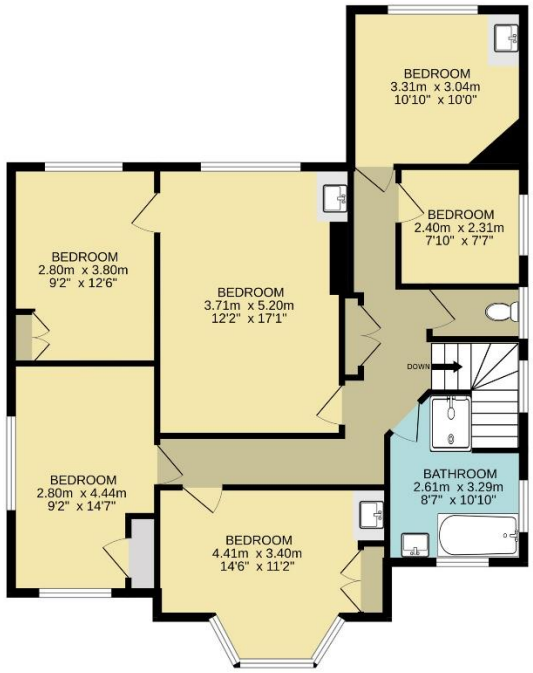
Asking Price £1,295,000 Freehold







Ground floor
96.4 sq.m. (1038 sq.ft.) approx.



1st floor
92.3 sq.m. (994 sq.ft.) approx.

TOTAL FLOOR AREA : 188.7 sq.m. (2031 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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EPC Rating : D
Council Tax Band : G

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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.