

The PERSONAL Agent

Treadwell Road, Epsom

In Excess of £825,000

Treadwell Road

Epsom

- Beautifully extended three bedroom family home
- Separate lounge filled with natural daylight
- Luxurious four piece modern family bathroom
- Detached garden pod ideal for home working
- Driveway parking plus useful garage storage
- Secluded and beautifully established garden
- Three exceptionally generous double bedrooms
- Large utility room with practical boot area
- Impressive 25ft x 21ft open plan reception
- High specification bespoke handmade kitchen

Set within one of Epsom's most popular residential roads, ideally positioned between the town centre and the open spaces of Epsom Downs, this beautifully presented family home has been sympathetically extended and thoughtfully updated to an exceptional standard.

Having been enjoyed by the current owners for around 25 years, the property is a wonderful example of a home that has evolved with family life. Significantly, many of the major improvements were completed within the last three to four years, when the owners fully intended to remain. The kitchen and bathroom were therefore designed with quality, practicality and longevity in mind rather than simply prepared for sale.

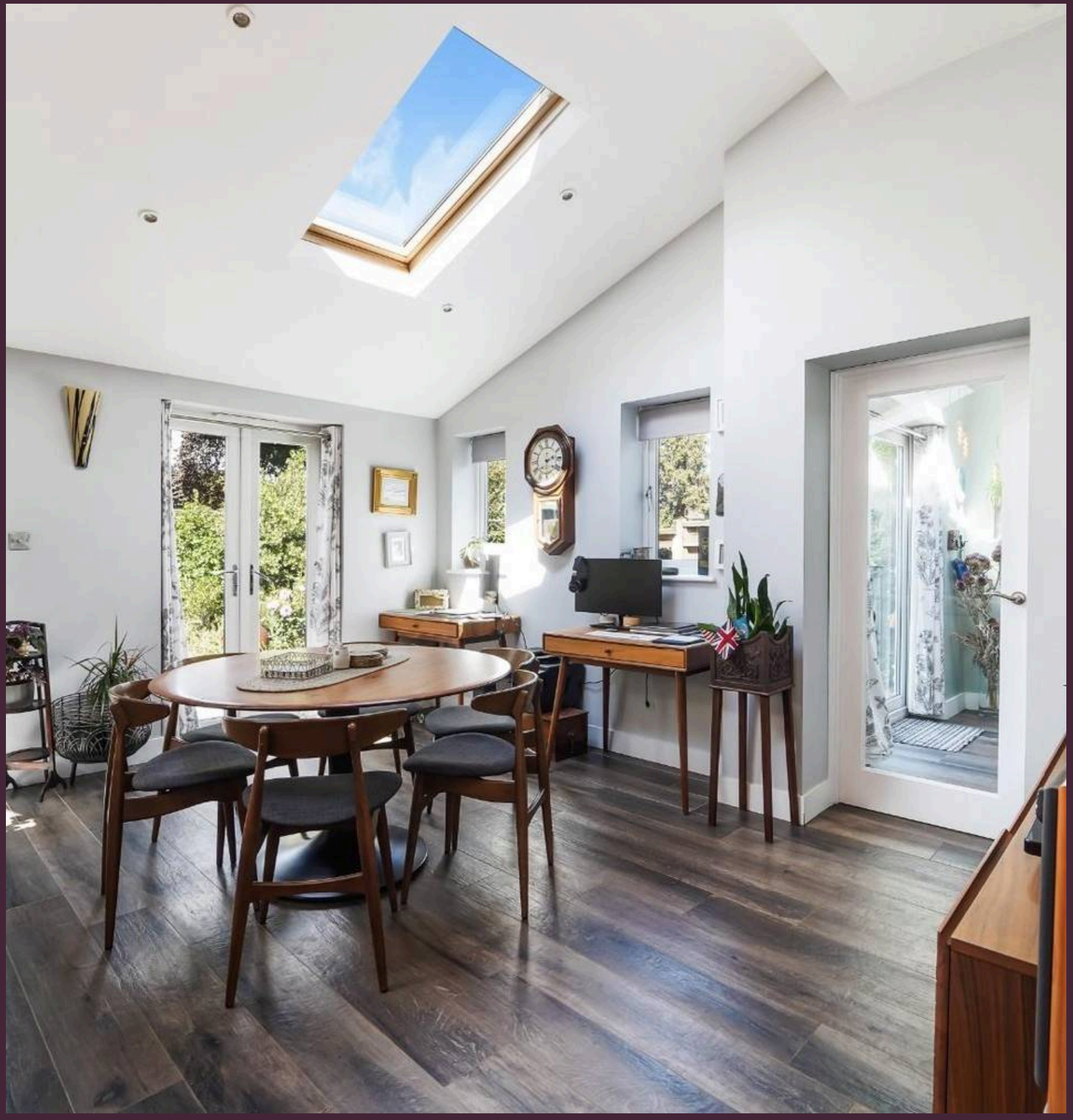
The result is a beautifully maintained home offering a high-quality specification, with the next owners able to enjoy the benefit of extensive recent investment from day one.





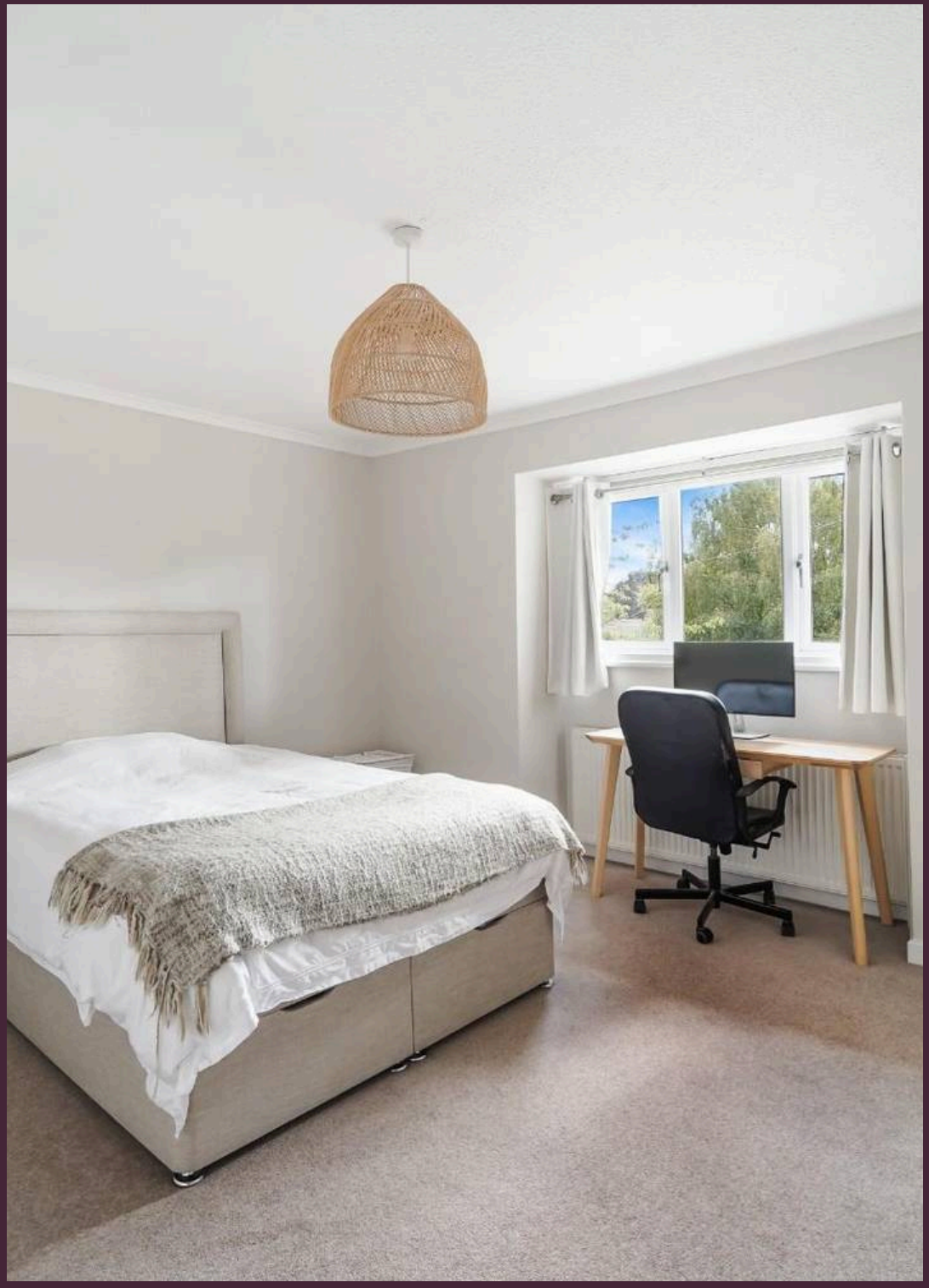






Description

At the heart of the home is the impressive 25ft x 21ft reception room, a superbly balanced space designed for both everyday family life and entertaining. Clearly defined living and dining areas provide flexibility, while three sets of French doors create a wonderful connection with the secluded rear garden and allow natural light to flood the room. The adjoining kitchen is another standout feature. Designed and built by Hand Made Kitchens of Christchurch, it combines timeless styling with excellent storage, quality finishes and a practical layout. A generous utility and boot room provides invaluable additional space, keeping the main kitchen free from the demands of busy family life. For those seeking a quieter retreat, the separate lounge features distinctive low-set windows that fill the room with natural light and create an inviting additional reception space. A downstairs cloakroom completes the ground floor.



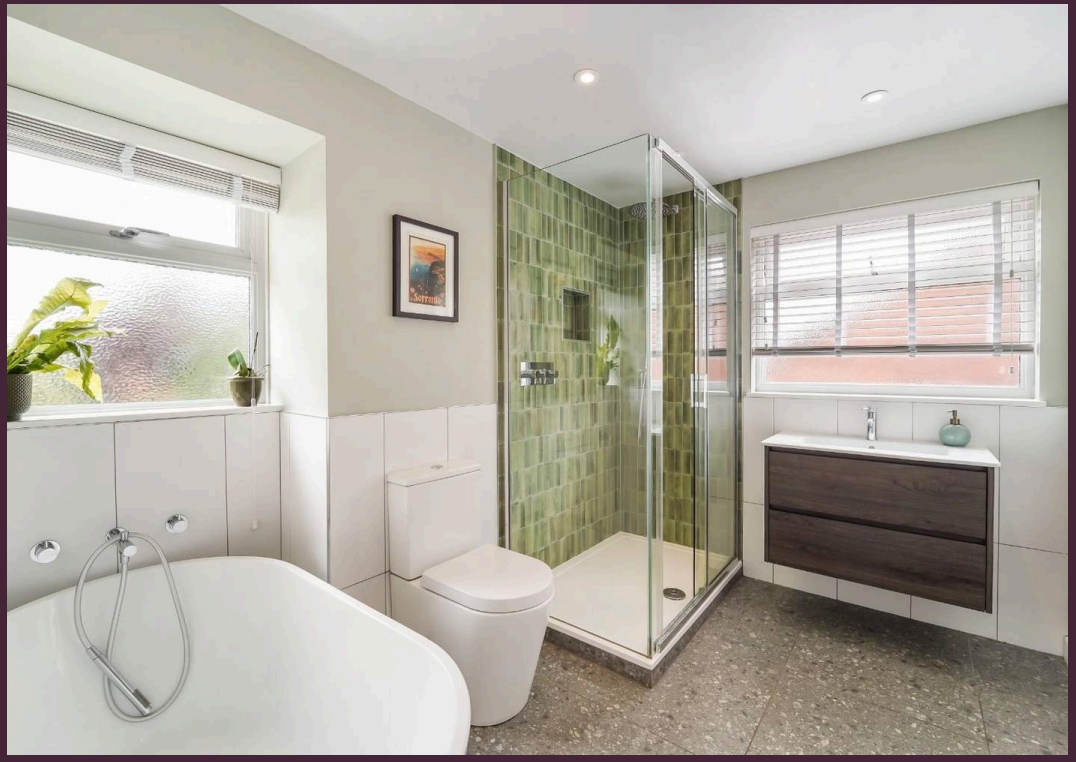
Upstairs, the excellent proportions continue with three particularly generous bedrooms, each offering comfortable and versatile accommodation. The family bathroom has been comprehensively updated and now features a luxurious four-piece suite, finished to the same high standard evident throughout the home. Outside, the property enjoys an attractive frontage with driveway parking and a useful garage store. To the rear, the secluded garden provides an excellent degree of privacy, with plenty of space for relaxing, entertaining and family use. A detached garden pod adds further versatility, making an ideal home office, studio or peaceful workspace away from the main house. Treadwell Road has long been regarded as a highly desirable location, and the current owners' 25 years of ownership perhaps says more about the neighbourhood than words ever could. Epsom town centre and mainline railway station are readily accessible, while the wide-open spaces of Epsom Downs are equally convenient, creating an excellent balance between town and country living. With generous proportions, excellent natural light, high-quality recent improvements and beautifully balanced accommodation, this is a home that has clearly been cherished and carefully invested in. An internal inspection is strongly recommended to appreciate the quality, space and practicality on offer.

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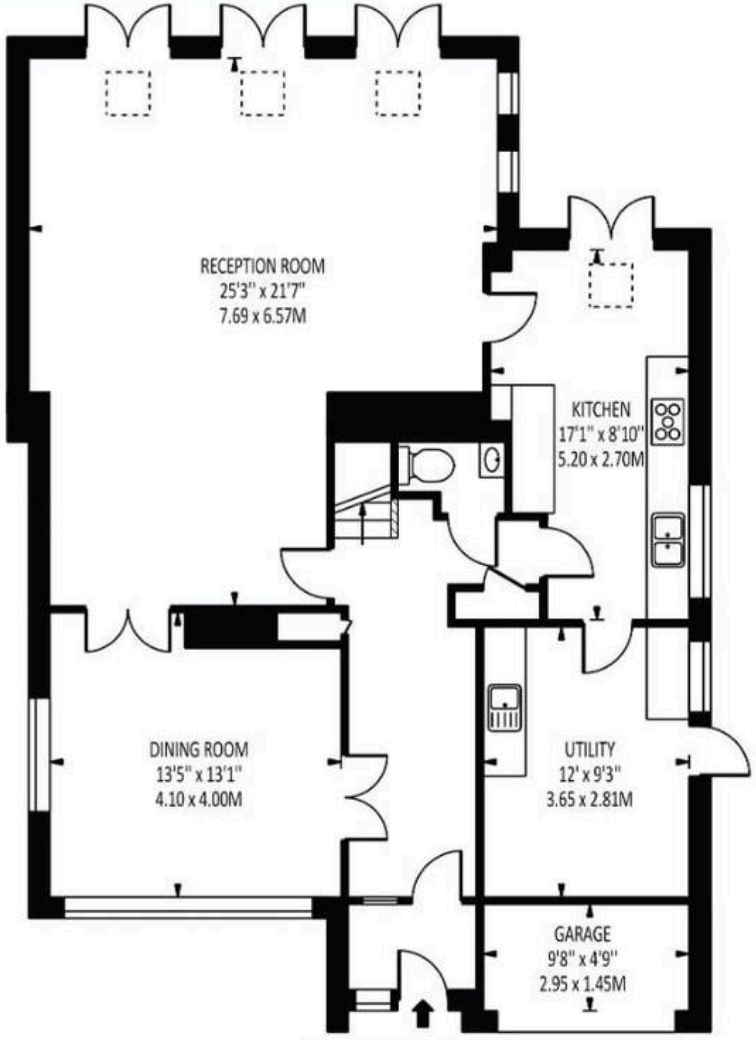




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Treadwell Road

Total Area: 1805 SQ FT • 167.71 SQ M
(Including Garage & Garden Room)
Garage Area : 46 SQ FT • 4.28 SQ M
Garden Room Area : 31 SQ FT • 2.92 SQ M



GROUND FLOOR



FIRST 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 inpspection, 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.



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The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/