



DOUBLE GATES, BURGH HEATH ROAD, EPSOM KT17 4LS

MICHAEL EVERETT & Co

... A Moving Experience

Double Gates, Burgh Heath Road, Epsom KT17 4LS

A well-presented 5-bedroom, 4 reception room, 4 bathroom detached property located in a highly desirable road, within the College area of Epsom, within easy walking distance of the town and station. The property offers versatile accommodation creating a contemporary family home, with a 25-foot swimming pool and a well-maintained rear garden.

Accommodation and amenities

Reception Hall • Cloakroom • Sitting Room • Dining Room • Kitchen Breakfast Room • Family Room • Conservatory • Utility Room • Master Bedroom with Ensuite • 4 Further Bedrooms • 3 Further Bathrooms • Well Established South West Facing Rear Garden • Off Street Parking for approximately 4 Vehicles • Double Garage

The property is situated in one of Epsom's highly sought after locations and is conveniently situated close to excellent commuter facilities 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 40 minutes.

The area boasts an excellent range of both state and private schools, including City of London Freeman's School, Rosebery Girls School, Glyn School, Epsom College, and St. Martins School. 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, including nearby the famous Epsom Downs Racecourse, home of the 'Derby'.





This five-bedroom detached property has been sympathetically modernized and carefully combines both classic and contemporary features to include versatile family accommodation.

Designed over two floors and providing a wealth of lateral living space, enjoying a south west facing terrace and garden ideal for indoor and outdoor entertaining.

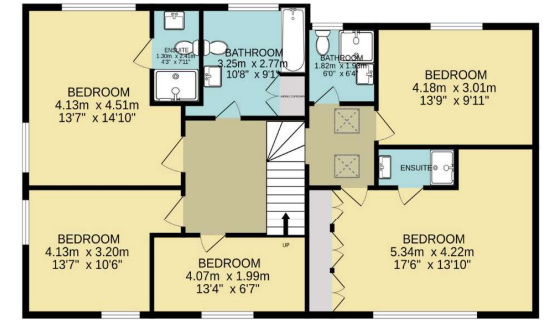
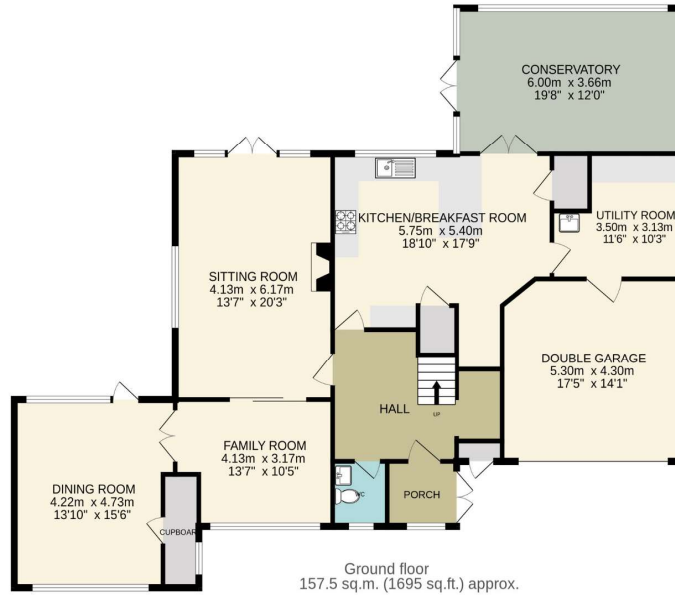
On the ground floor, leading from the reception hall are the principal reception rooms including the sitting room with polished wooden floor inset log burner and coved cornice to ceiling. Dining Room with LVT herringbone floor, large storage cupboard. Family room with polished wooden flooring. Cloakroom with wall mounted wash hand basin, low level w.c. Recently refitted Spacious kitchen/diner, comprehensive range of cupboards and drawers below, space for range/cooker, central peninsula breakfast bar, sink with boiling water mixer taps, space for large American fridge/freezer. Granite work surfaces, splash backs, ceiling downlighters, Karndean flooring. Ample Storage cupboards. Double doors through to Conservatory with access to patio and rear garden.

Utility room, single sink unit, plumbing for washing machine, door to garage.

On the first floor is the master bedroom with re fitted ensuite, four further double bedrooms with three bathrooms.

Outside the garden is well established, affording privacy to all sides, immediately to the rear of the property is a sun terrace with steps to lawned area with evergreens, herbaceous trees and shrubs. The garden enjoys a sunny south westerly aspect and provides generous outdoor living space, with benefit of a good-sized swimming pool. To the front: garden with inset flowering borders, generous off-street parking for approximately 4 vehicles. Double garage.

Price £1,325,000 Freehold



TOTAL FLOOR AREA: 257.9 sq.m. (2776 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC - D
Council Tax Band - G

Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

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.

