MICHAEL EVERETT & Co

… A Moving Experience

3 COLLEGE AVENUE, EPSOM, SURREY KT17 4HN

A unique opportunity to purchase this spacious 5 bedroom family home with 2 reception rooms, kitchen breakfast room, 2 bathrooms, offered to the market with the added benefit of no onward chain. This character property sits on a generous plot located in a private road in the sought after College area overlooking Epsom College playing fields to the front. A particular feature of the property is the well-established and landscaped private rear garden.

Accommodation and amenities

Entrance Porch • Entrance Hall • Sitting Room • Cloakroom • Dining Area • Family Room/Study • Spacious Kitchen/Diner • •Master Bedroom • Four further Bedrooms • Ensuite and Family Bathroom • Well Stocked Secluded Rear Garden • Double tandem garage • Off Street Parking •

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 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 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 part glazed front door, to porch, double fitted cupboards. Spacious hallway: with high ceilings and woodblock flooring Charming Sitting Room: underfloor heating, large patio doors onto patio, picture rail, polished wood flooring, wide opening to Dining area: fitted log burner picture rail. Study/Family Room: double aspect wide bay, picture rail. Log burner, polished wood flooring. Cloakroom, low level WC, wall mounted wash handbasin. Contemporary Re- fitted kitchen/diner: range of eye level units, cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, Britania Range, adjacent further stainless sink, dishwasher, space for large fridge/freezer. Stainless steel work surfaces. Ample space for good sized breakfast table. Door to side and garage.

From the Hallway staircase with Oak handrail leads to First Floor Landing: picture rail, access to loft, linen cupboard, cupboard with plumbing for washing machine. Bedroom One: window overlooking Epsom College grounds, picture rail, door to en-suite Shower room, underfloor heating, fully tiled shower, pedestal wash handbasin, low level w c. heated towel rail Bedroom Two: picture rail, large bay window overlooking the College grounds. Bedroom Three: picture rail, window overlooking rear garden. Bedroom Four: window overlooking rear garden. Bedroom Five, window overlooking side garden. Refitted Family Bathroom. Underfloor heating, panel enclosed bath, pedestal wash hand basin, chrome heated towel rail, Walls part tiled with matching border, walk in shower and low level w.c.

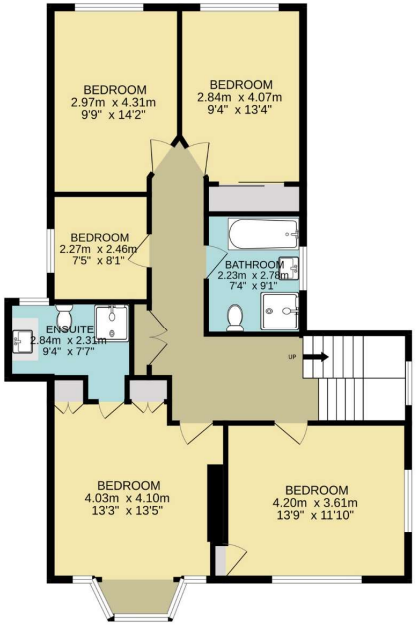
Outside: The principal garden lies to the Southwest of the house with many different areas to be enjoyed. The grounds benefit from being a private setting due to the landscaping and mature trees which line much of the perimeter of the property. The stone paved south facing terrace is perfect for alfresco dining during the summer months.

Double tandem garage with pitched roof.

To the front of the property the garden is hedged with evergreens, inset flowering borders, off street parking for two vehicles.

£1,295,000 Freehold

Ground floor
128.5 sq.m. (1384 sq.ft.) approx.



1st floor
92.9 sq.m. (1000 sq.ft.) approx.

TOTAL FLOOR AREA : 221.4 sq.m. (2383 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

EPC RATING: C

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

MICHAEL EVERETT

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.