

MICHAEL EVERETT & Co

… A Moving Experience

A unique opportunity to purchase this character 1930's 4 bedroom, 4 receptions, bathroom and separate shower, charming, detached property, offered to the market with the added benefit of a well-maintained private South facing rear garden. with versatile use at the rear of the garden.

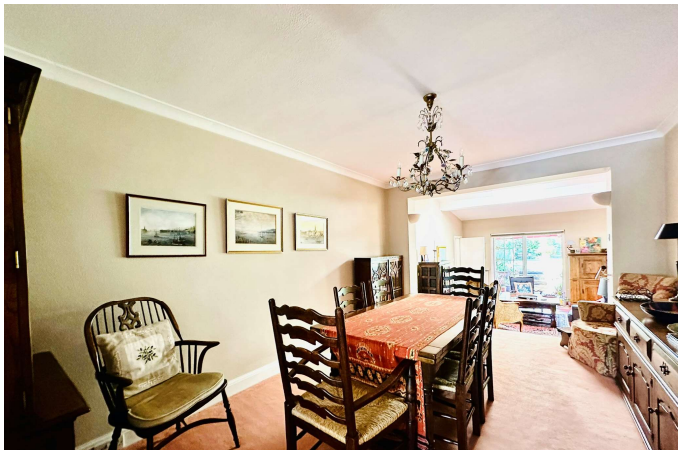
Accommodation and amenities

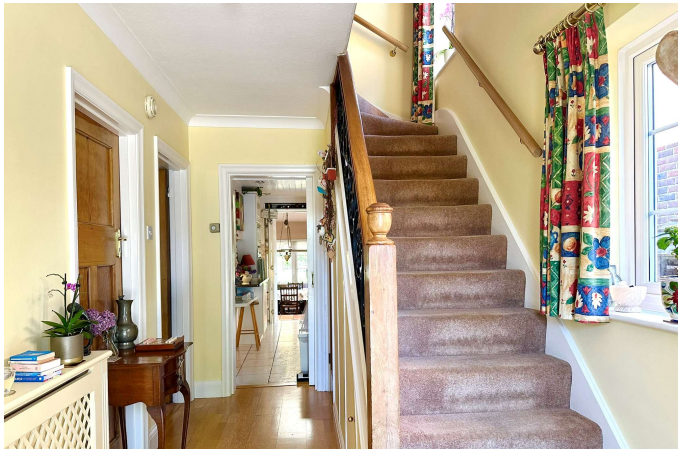
Entrance Porch • Entrance Hall • Sitting Room Dining Room • • Kitchen • Spacious Family Room • Utility Room • Master Bedroom • Three Further Bedrooms • Study • Family Bathroom with shower • Separate shower • Well Established Secluded Rear Garden Double Tandem Garage • Off Street Parking •In and out Driveway.

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'.

















Carriage driveway leads to Entrance Porch. Entrance Hall: polished wood floor Cloakroom: wash hand basin with tiled splash back, low level WC. Sitting Room: Open Fireplace, cove cornice to ceiling, wide opening to Dining Room, cove cornice to ceiling, steps down to good sized Family Room. Kitchen, comprehensive range of White eye level units with cupboards and drawers below, single stainless steel sink unit sink unit with mixer tap and drainer, four ring gas hob, with overhead extractor, opposite built in oven, fridge, integral dishwasher. Step down to bright Family Room, two sets of Double doors onto patio and rear garden Utility Room: plumbing for washing machine. Personal door to rear garden.

From the Hallway staircase with open wrought iron balustrading leads to First Floor Landing: with Airing cupboard. Master Bedroom: with built in Wardrobes. Bedroom Two: wash hand basin, cove cornice to ceiling. Bedroom Three: wash hand basin set in Vanity unit, fully tiled shower cupboards. Bedroom Four: cove cornice to ceiling. Study. Modern Family Bathroom: Panel enclosed bath, mixer taps, pedestal wash hand basin, wall's part tiled, shower enclosure. Separate low-level WC. Separate shower.

Outside: Immediately to the rear of the property is a South facing sun terrace. The garden is a particular feature of the property which has been maintained to a high standard and affords privacy to all sides, laid to lawn with herbaceous trees and shrubs. To the rear are raised vegetable beds. Green house and shed. To the front: well-kept borders with Shrubs and off-street parking for upto 5 vehicles. Off street parking for several vehicles. Garage double length with automatic up and over door.

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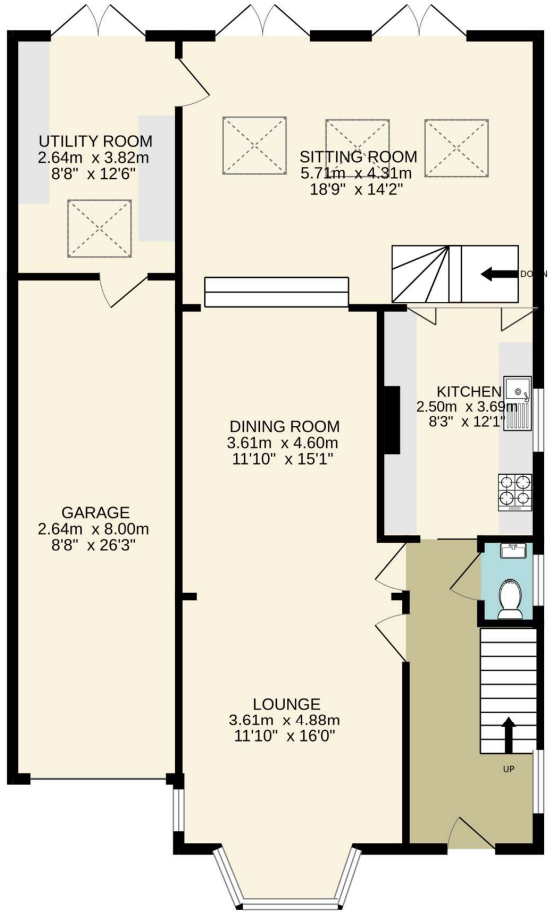
Asking Price £999,950 Freehold



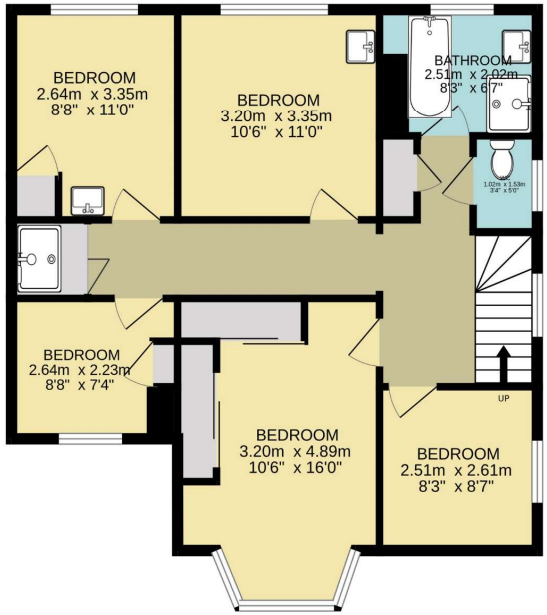


EPC RATING: D

COUNCIL TAX BAND: F



Ground floor
106.3 sq.m. (1145 sq.ft.) approx.



1st floor
68.0 sq.m. (732 sq.ft.) approx.

TOTAL FLOOR AREA : 174.3 sq.m. (1876 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.