Mark Anthony
Estate Agents



25 Links Road, Epsom, KT17 3PP

Guide price £1,600,000

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Mark Anthony Estate Agents are delighted to market this magnificent Edwardian home, on a highly sought-after road within Epsom's prestigious College Area. Links Road is perfectly positioned for a selection of highly regarded local schools, including Wallace Fields Infant and Junior Schools, Rosebery School, Glyn School and Epsom College. Epsom High Street is also just a short walk away, offering an excellent variety of shops, restaurants and cafés, together with convenient access to Epsom railway station, providing direct connections to London Waterloo, London Bridge and Victoria.

Offering approximately 4,000 sq ft of impressive accommodation arranged over three floors, this substantial family home is presented in excellent decorative order.

Upon entering, a welcoming entrance hall leads to a front-facing reception room. The ground floor further benefits from an expansive open-plan lounge and dining area, which opens onto the formal rear garden and a charming Japanese-inspired courtyard garden. A luxurious fitted kitchen/breakfast room provides an ideal space for everyday family life and entertaining, complemented by a utility room and a downstairs cloakroom.

The first floor offers three generously proportioned double bedrooms, each benefitting from a modern en-suite bathroom, providing excellent comfort and privacy.

The second floor features a further shower room and two additional bedrooms, one currently arranged as a gym and the other as a home office, offering flexibility to suit a variety of family needs.

Externally, the property boasts an impressive 68 ft wide frontage, incorporating a gravelled carriage driveway providing ample off-street parking. A detached double garage, with a workshop and first first-floor office space, adds further versatility. The rear garden is predominantly laid to lawn and features a composite-decked terrace, creating an ideal setting for dining, relaxation and entertaining. An internal viewing is highly recommended.

- Magnificent Edwardian Home
- Situated within the prestigious College Area of Epsom
- Perfectly positioned for highly regarded schools, Epsom High Street and railway station
- 4000 sqft of accommodation over three floors
- Three reception rooms
- Five bedrooms & four bathrooms
- Luxury open plan fitted kitchen / breakfast room
- 68 ft wide frontage, detached double garage, workshop and first floor office
- Large plot with development potential
- EPC Rating: C

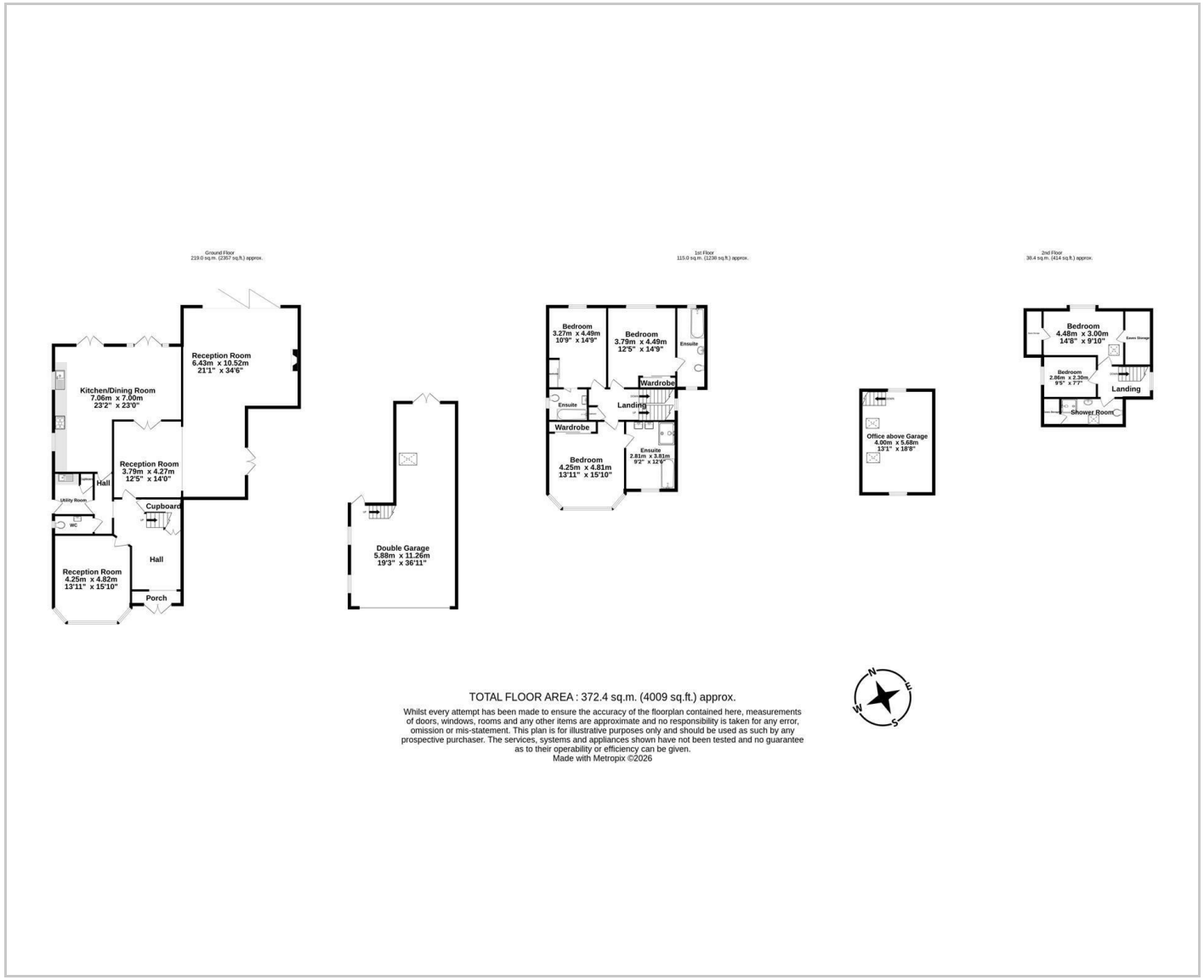




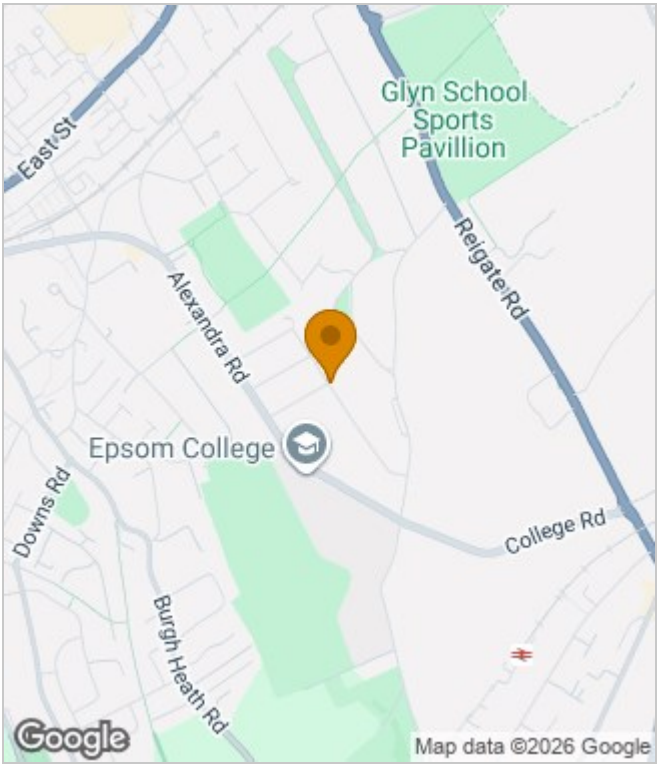




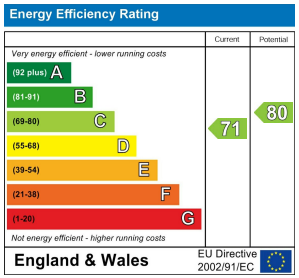
Floor Plans



Area Map



Energy Performance Graph



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