



Links Road, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Impressive plot of 0.24 of an acre
- South/Westerly 129ft x 53ft garden
- Incredible detached entertaining cabin
- Four double bedrooms & two bathrooms
- Cleverly extended detached family home
- Four generous reception rooms
- Spacious kitchen/breakfast room
- Carriage driveway & integral garage
- Close to outstanding schools
- Highly sought after road & address

The Personal Agent are proud to present this detached family home which enjoys a generous plot of 0.24 of an acre and sits at arguably one of the most desirable positions within the highly requested Links Road.

The property benefits from a truly glorious South/Westerly facing rear garden that measures 129ft x 53ft and is home to the most incredible 380 Sq. Ft entertainment cabin, whilst the cleverly extended home provides 2237 Sq. Ft of flexible and spacious accommodation too.

The ground floor accommodation benefits from well proportioned rooms and comprises of a large and welcoming reception hall, double aspect living room that links by French doors to a garden room/conservatory, there is a separate formal dining area, kitchen with raised breakfast area, generous study/family room and a downstairs shower room.

The impressive space continues on the first floor with a double



aspect principal bedroom that enjoys a view overlooking the mature rear garden, three further generous double bedrooms and a well presented family bathroom.

The accommodation is completed by a large loft space which provides scope to be converted, there is a generous frontage with carriage driveway and off street parking for numerous vehicles as well as access to the integrated garage.

The garden is a true gem with beautiful planting that at first glance, wouldn't look out of place in a show garden. Our clients have created something really special here and there is a cleverly planned garden lighting system that focuses on highlighting, silhouetting and shadowing the planting to really bring the outside to life at dusk, it really is a sight to behold.

The garden is a particular feature of the property with incredible privacy and seclusion, however the real star of the show is the detached entertainment cabin that enjoys a bar, dining area, sitting area and a woodburning stove, as well as space and

plumbing for an outside kitchen area too.

Further noteworthy points to mention include water softener & purifier, recently serviced combination boiler, air-conditioning unit with heat pump in the conservatory, hard wired CCTV system, electric awning and remote controlled garage door.

The property sits on a highly desirable road and is equidistant from Epsom & Ewell East railway stations with connections to Waterloo and Victoria. Epsom Downs station is within a short walk away at 0.5 miles. The property is also within the sought after Wallace Fields Infant and Junior Schools catchment area as well as being within very close proximity of the internationally renowned Epsom College.

Tenure - Freehold
Council tax band - G



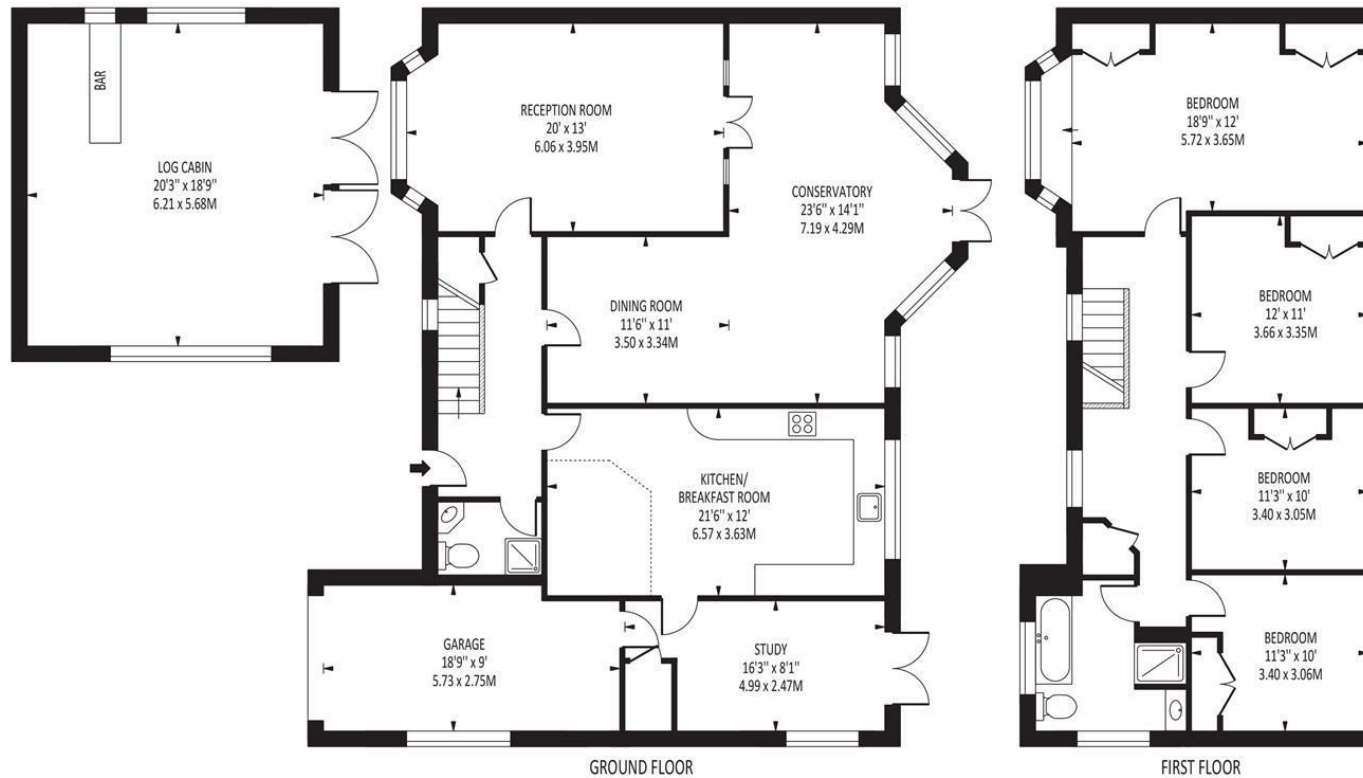


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Links Road

Total Area: 2617 SQ FT • 243.10 SQ M
(Including Outbuilding & Garage)
Outbuilding Area: 380 SQ FT • 35.27 SQ M
Garage Area: 167 SQ FT • 15.51 SQ M



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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales		
EU Directive 2002/91/EC		

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