



9 Lady Forsdyke Way, Epsom, KT19 7LF
Asking Price £1,150,000

Located in a prime position on the highly desirable Clarendon Park development overlooking Horton County Park. This well presented four bedroom detached family home offers over 2300 square feet of flexible living space and has been enhanced by the current owners over the happy years they have spent here. The ground floor offers a large open plan kitchen/family room with integrated appliances and a central island with space for family dining, utility room, triple aspect lounge, dining room, cinema/games room with projector and retractable screen, conservatory and downstairs cloakroom. The first floor offers an attractive galleried landing, two bedroom suites with ensuite bathrooms, two further double bedrooms and a family bathroom. This home also benefits from a good sized south facing rear garden and off street parking for four cars. An early viewing is essential to fully appreciate this wonderful family home.

Entrance

Front door with frosted glass insert leading to entrance hall, wood effect flooring, understairs cupboard, thermostat control for central heating, control for alarm, radiator, power point, doors to:

Sitting Room 19'4" x 11'7" (5.9 x 3.55)

Triple aspect double glazed windows, double glazed French doors opening onto patio and rear garden, feature fire place with wood burner, radiators, power points, TV aerial point.

Dining Room 13'3" x 9'9" (4.04 x 2.99)

Front aspect double glazed bay window, radiator, power points.

Open Plan Kitchen/Family Room 31'6" x 15'2" (9.61 x 4.64)

Kitchen Area:

Rear aspect double glazed window, rear aspect double glazed French doors opening onto patio, range of wall and base units, Quartz worktop with dual inset sinks and mixer tap, Zip hot water tap, integrated full size fridge, integrated full size freezer, integrated Neff double oven, integrated Neff microwave, kitchen island with Quartz work top, integrated Neff induction hob with extractor fan over, two integrated wine fridges, breakfast bar with room for several chairs, tiled floor with under floor heating, power points.

Family Area:

Continuation of tiled floor with under floor heating, power points, arch leading to:

Conservatory 12'8" x 9'8" (3.88 x 2.97)

Double glazed with French doors opening onto patio, wood effect flooring, power points.

Utility Room

Double glazed door giving side access, range of base units, roll edge worktop with inset sink, space and plumbing for washing machine, space for tumble dryer, gas boiler, power points.

Cloakroom

Front aspect double glazed window, two piece suite comprising low level wc, wash hand basin, tiled floor, part tiled walls, radiator.

Cinema/Games Room 17'7" x 9'11" (5.36m x 3.02m)

Front aspect double glazed window, wood effect flooring with underfloor heating, projector and pull down screen, power points, door to:

Garage/Storage 17'7" x 6'6" (5.38 x 1.99)

Electric roller garage door, double glazed door giving side access, power points.

Stairs

Turning staircase leading to first floor galleried landing, front aspect double glazed window, hatch giving access via ladder to part boarded loft, storage cupboard housing MegaFlow hot water cylinder, radiator, power points, doors to:

Main Bedroom 19'3" x 11'9" (5.87 x 3.6)

Rear and side aspect double glazed windows, built-in wardrobes, radiator, power points, door leading to:

En-suite Bathroom

Front aspect double glazed frosted window, four piece suite comprising low level wc, vanity unit with inset sink and mixer tap, shower cubicle with shower, panel enclosed bath with mixer tap, extractor fan, radiator, tiled walls, wood effect flooring, down lights..

Bedroom 2 14'7" x 13'2" (4.45 x 4.02)

Rear aspect double glazed window, built-in wardrobes, radiator, power points, door to:

En-suite Shower Room

Front aspect double glazed frosted window, three piece suite comprising low level wc, pedestal wash basin, shower cubicle, wood effect flooring, part tiled walls, extractor fan, radiator, down lights.

Bedroom 3 11'10" x 11'7" (3.62 x 3.54)

Rear aspect double glazed window, built-in wardrobes, radiator, power points.

Bedroom 4 13'6" x 12'5" (4.13 x 3.81)

Front aspect double glazed window, radiator, power points.

Family Bathroom

Rear aspect double glazed window, four piece suite comprising low level wc, pedestal wash hand basin, shower cubicle, panel enclosed bath, shaver point, part tiled walls, wood effect flooring, down lights, radiator, extractor fan.

Outside

Rear

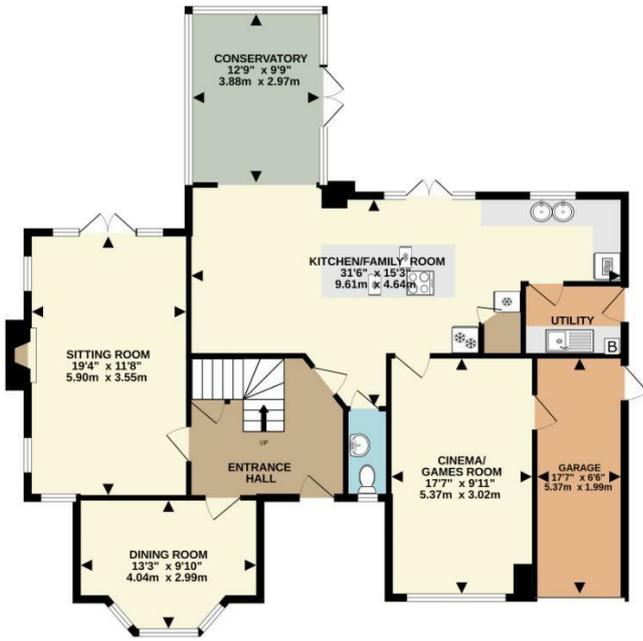
South facing, wall and fence enclosed garden laid mainly to lawn with raised flower beds, two patio areas, gate giving side access, outside lights, outside tap, outside power points, timber shed.

Front

Block paved drive with parking for several cars, further off street parking, lawn, path leading to side gate.

Council Tax Band G

Floor Plan



GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.3 sq.m.) approx.

TOTAL FLOOR AREA : 2332 sq.ft. (216.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

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			
England & Wales		71	76
		EU Directive 2002/91/EC	

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