



Milburn Walk, Epsom

V&H
HOMES

Milburn Walk

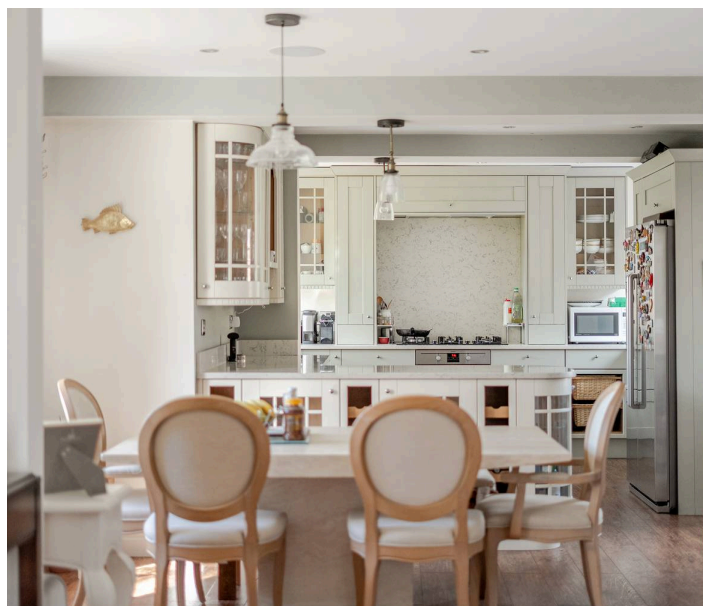
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached family home in a quiet and sought-after location
- Walking distance to Epsom town centre and Epsom station
- Spacious kitchen/family room ideal for modern living
- Flexible reception space suitable for home working, study or playroom
- Four bedrooms, with three upstairs and one downstairs
- Principal bedroom with en-suite shower room
- Jack-and-Jill bathroom serving two further bedrooms
- Dedicated first-floor laundry area
- Private rear garden ideal for entertaining and family enjoyment
- Close to highly regarded schools, parks and leisure facilities





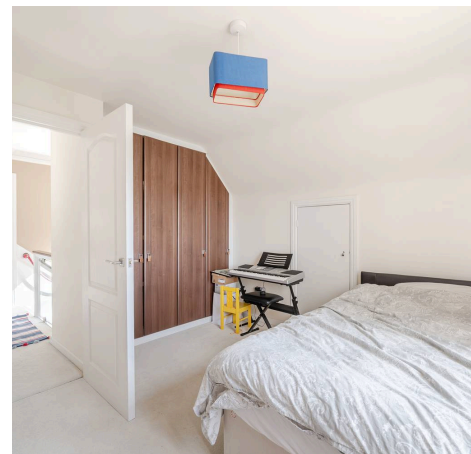
V&H Homes are delighted to present this substantial and intelligently extended detached 'Wates' built residence, occupying a bold corner plot within one of Epsom's most sought-after and rarely available residential roads, ideally positioned between Epsom Town Centre and the open spaces of Epsom Downs.

This impressive home offers a beautifully balanced layout designed for modern family living. Thoughtfully updated in recent years, the property combines contemporary finishes with practical enhancements including underfloor heating across the entire ground floor and integrated ceiling speakers, creating a refined yet comfortable environment throughout.

A striking double-height entrance hall with a glazed dividing wall sets an immediate tone of quality and space. At the heart of the home is a generous kitchen and breakfast room, seamlessly linking to the dining area and opening onto an expansive terrace, ideal for entertaining. A spacious living room with floor-to-ceiling windows provides an abundance of natural light, while two versatile ground floor double bedrooms, one currently arranged as a TV room, are complemented by a modern shower room.

Upstairs, a galleried landing leads to a superb principal suite with a contemporary shower room, alongside two further well-proportioned double bedrooms sharing a stylish Jack and Jill bathroom. Additional features include a utility cupboard and extensive eaves storage.

Externally, the property enjoys a generous frontage, with a driveway providing parking and access to a double garage. A wrap-around rear garden offers a high degree of privacy, with mature planting and a large decked terrace creating an ideal space for outdoor living.



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Milburn Walk, Epsom, KT18

Approximate Area = 1831 sq ft / 170.1 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 2149 sq ft / 199.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for V&H Homes. REF: 1435314

