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RICS

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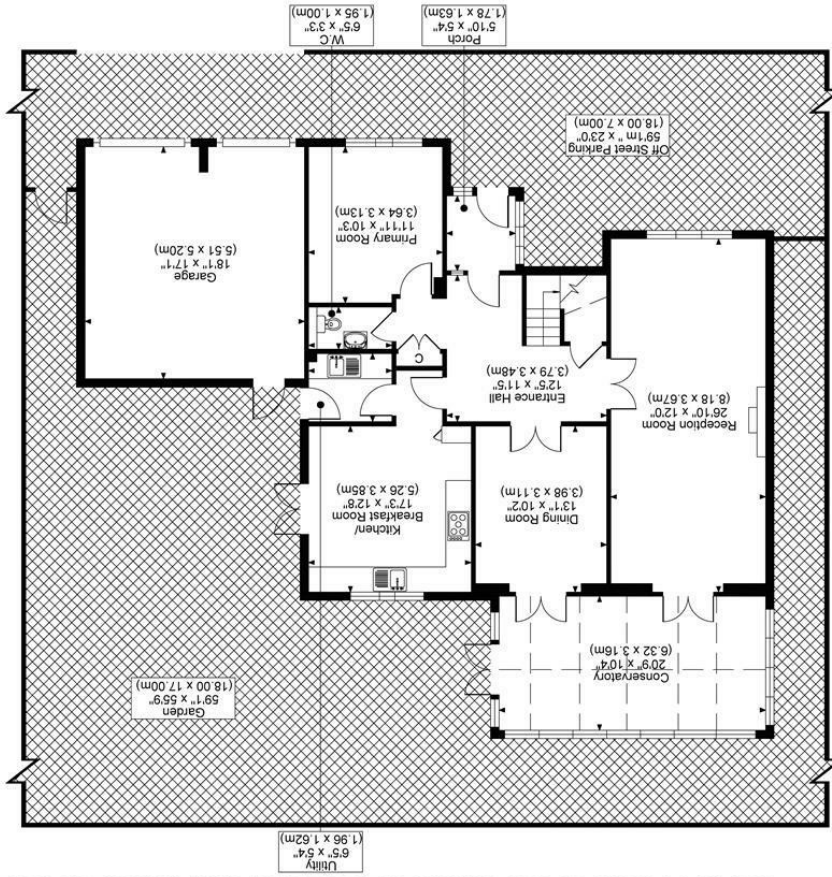
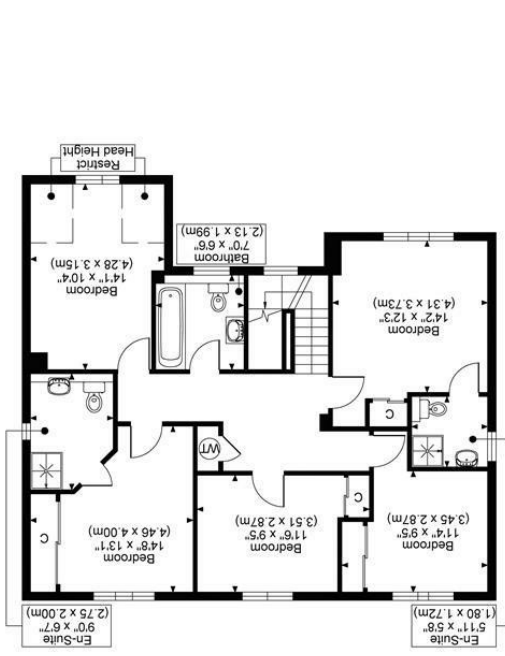
CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR

GROUND FLOOR



SEYMOUR AVENUE, KT17
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE RESTRICTED HEAD HEIGHT 2562 SQ.FT (238 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE RESTRICTED HEAD HEIGHT 2228 SQ.FT (207 SQ.M)



CHRISTIES



SEYMOUR AVENUE, EPSOM KT17 2RR

GUIDE PRICE £1,175,000

**** GUIDE PRICE £1,175,000 - £1,200,000 ****
SITUATED WITHIN EASY REACH OF EWELL AND CHEAM VILLAGES, THIS SUBSTANTIAL 5-BEDROOM DETACHED HOME FACES THE WOODLAND TRUST'S WARREN FARM AND IS WITHIN EFFORTLESS WALKING DISTANCE OF NONSUCH PARK AND THE MANSION HOUSE. WITHIN THE CATCHMENT AREA FOR NUMEROUS HIGHLY RATED SCHOOLS, THIS HOME PROVIDES GOOD TRANSPORT LINKS WITH THE RAILWAY STATION LESS THAN 15 MINUTES AWAY.

THE PROPERTY OFFERS GENEROUS AND VERSATILE ACCOMMODATION, TOGETHER WITH EXCELLENT GARDENS, AMPLE PARKING, AND A LARGE DOUBLE GARAGE. THE GROUND FLOOR PROVIDES A GENEROUS ENTRANCE HALL LEADING TO A SPACIOUS RECEPTION ROOM, SEPARATE FAMILY ROOM, A DINING ROOM, AND WELL-APPOINTED KITCHEN/BREAKFAST ROOM. THE MAIN RECEPTION ROOM ENJOYS A CHARMING OUTLOOK TOWARDS THE GARDEN, WHILE THE CONNECTED CONSERVATORY PROVIDES AN ADDITIONAL SPACE FROM WHICH TO ENJOY THE GARDENS AND SURROUNDING VIEWS. THERE ARE ALSO A PRACTICAL UTILITY ROOM, CLOAKROOM, AND DOWNSTAIRS WC. UPSTAIRS ARE FIVE WELL-PROPORTIONED BEDROOMS, WITH TWO BENEFITING FROM EN-SUITE FACILITIES, TOGETHER WITH A MODERN FAMILY BATHROOM. THIS IS FULLY TILED AND OFFERS A JACUZZI BATH.

THE ACCOMMODATION PROVIDES EXCELLENT FLEXIBILITY FOR FAMILY LIVING, WORKING FROM HOME OR ACCOMMODATING GUESTS. OUTSIDE, THE PROPERTY IS COMPLEMENTED BY A GENEROUS REAR GARDEN AND PATIO, PROVIDING A PRIVATE AND ATTRACTIVE SETTING. THE GROUNDS OFFER PLENTY OF SPACE FOR OUTDOOR ENTERTAINING AND FAMILY ENJOYMENT, WHILE THE EXPANSIVE FRONTAGE PROVIDES EXTENSIVE OFF-STREET PARKING AND ACCESS TO THE GARAGE. COMBINING GENEROUS ACCOMMODATION, EXCELLENT OUTSIDE SPACE, AND AN ENVIABLE OUTLOOK, THIS IS AN APPEALING OPPORTUNITY TO ACQUIRE THIS DESIRABLE FAMILY HOME IN THIS HIGHLY REGARDED LOCATION.

- VIEWS OVER WOODLAND TRUST LEADING TO NONSUCH PARK
- 5 BEDROOMS, 3 RECEPTIONS, 3 BATHROOMS
- EXCELLENT AND VERSATILE FAMILY ACCOMMODATION
- WELL-APPOINTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- COUNCIL TAX BAND G
- EPC RATING C

