



27 Hampton Grove, Epsom, KT17 1LA
Asking Price £1,550,000

Thomas & May is delighted to bring to the market this superb detached five bedroom double fronted family home offering over 2300 sq ft of luxury living space. Located within one of Epsom and Ewells most sought after cul de sacs, close to Ewell Village and Epsom which both offer shops and local amenities, this property also benefits from being in the catchment of several excellent schools and equidistant to Ewell West and Ewell East stations which offer links to London Waterloo, Victoria and London Bridge. The current owners have extended and fully renovated the property to an excellent standard and this family home now offers two bay fronted reception rooms, a large open plan kitchen/ dining room with bi-fold doors opening onto the landscaped South West facing rear garden, main bedroom with luxury en-suite shower, four further bedrooms and family bathroom. The property also benefits from off street parking for numerous cars, garage and front and rear gardens.

Entrance

Covered porch leading to front door opening into entrance hall which has rear aspect double glazed window, wood effect flooring with underfloor heating, power points, door to:

Sitting Room 19'7 x 12'2 (5.97m x 3.71m)

Front aspect double glazed bay window with shutters, rear aspect French doors opening onto patio, radiator, power points.

Family Room 15'4 x 12'1 (4.67m x 3.68m)

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

Open Plan Kitchen/Dining Room 23'4 x 19'11 (7.11m x 6.07m)

Kitchen Area:

Range of wall and base units, marble worktop with inset Butler style sink and hot water mixer tap, two Neff integrated ovens, integrated Neff combination oven, integrated Neff microwave, integrated Neff dishwasher, space for American style fridge/freezer. Kitchen island with breakfast bar seating, range of base units, marble worktop, integrated Neff induction hob, concealed extractor fan, power points, continuation of tiled floor with underfloor heating.

Dining Area:

Rear aspect double glazed Bi-Fold doors opening onto patio, Velux sky light, tiled floor with underfloor heating, power points. Door to:

Utility Room 8'7 x 6'11 (2.62m x 2.11m)

Door giving front access, Velux skylight, base units with worktop and stainless steel sink, space and plumbing for washing machine, space for tumble dryer, cupboard housing Megaflo hotwater system and boiler, extractor fan. Door to:

Downstairs Cloakroom

Low level wc, wash hand basin, front aspect window.

Stairs

Leading to first floor landing which has rear aspect double glazed window, hatch giving access to part boarded loft, radiator, door to:

Main Bedroom 13'9 x 11'11 (4.19m x 3.63m)

Rear aspect double glazed window, radiator, power points, leading to:

En-suite Shower Room

Front aspect double glazed frosted window, three piece suite comprising low level wc with concealed cistern, sink with mixer tap, shower enclosure with dual outlet shower, underfloor heating, heated towel radiator, tiled floor, tiled walls, extractor fan.

Bedroom 2 12'11 x 12'1 (3.94m x 3.68m)

Front aspect double glazed window, fitted wardrobes, radiator, power points, door to family bathroom.

Jack and Jill Family Bathroom

Side aspect double glazed frosted window, door leading to second bedroom, four piece suite comprising low level wc with concealed cistern, sink with mixer tap, free-standing bath, quadrant shower cubicle with dual outlet shower, underfloor heating, tiled floor, tiled walls, towel radiator, extractor fan.

Bedroom 3 12'2 x 12'2 (3.71m x 3.71m)

Front aspect double glazed window, fitted wardrobes, power points, radiator.

Bedroom 4 12'2 x 8'10 (3.71m x 2.69m)

Rear aspect double glazed window, radiator, power points.

Bedroom 5 8'10 x 6'11 (2.69m x 2.11m)

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

Outside

Rear Garden

Two patio areas, the garden is laid mainly to lawn with mature borders, irrigation system, outside lights, outside tap, the rear of the garden has timber shed and reservoir tank for irrigation.

Garage 17'7 x 10'1 (5.36m x 3.07m)

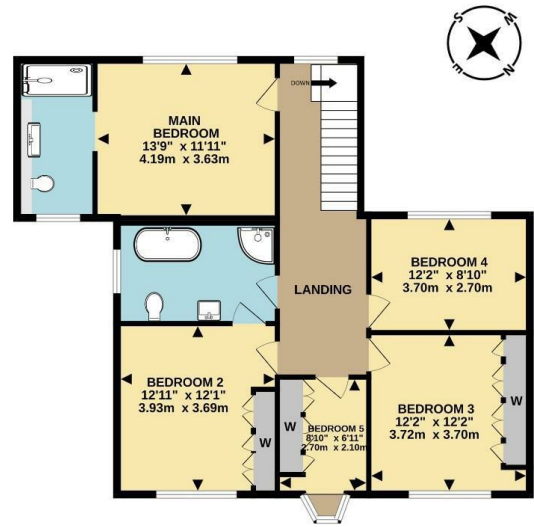
Up and over electric garage doors, power points.

Front Garden

Block paved driveway providing OFF STREET PARKING, shrub borders with irrigation system, outside lights, outside tap.

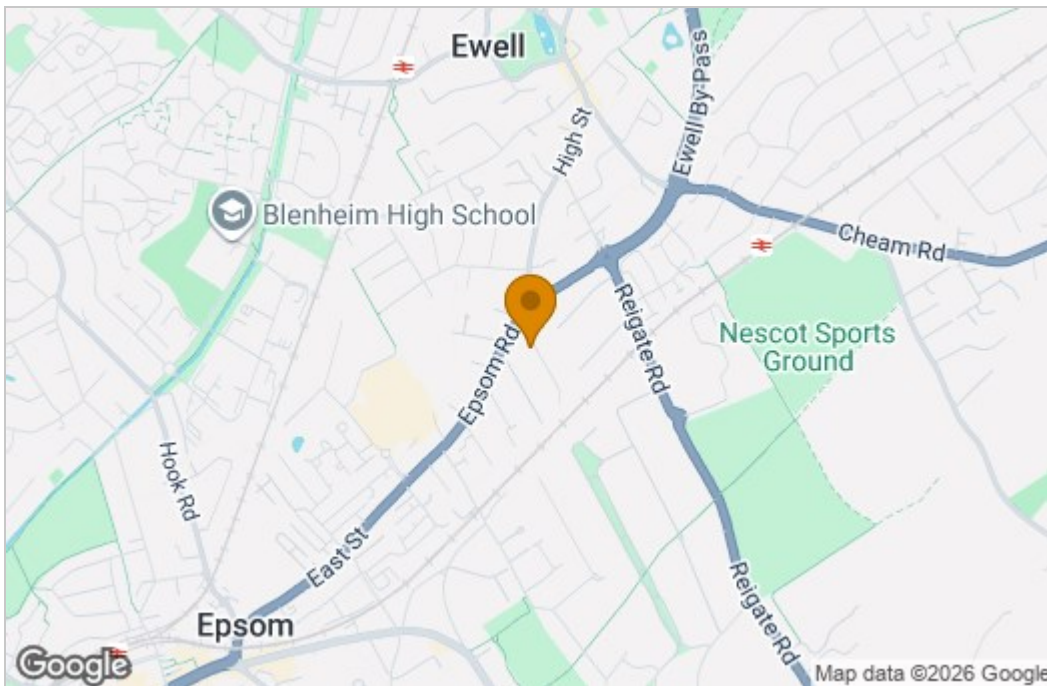
Council Tax Band G

Floor Plan



TOTAL FLOOR AREA : 2312 sq.ft. (214.7 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	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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