



WALDHAUS 79 COLLEGE ROAD EPSOM SURREY KT17 4HH

MICHAEL EVERETT & Co

... A Moving Experience

Waldhaus 79 College Road Epsom Surrey KT17 4HH

A unique opportunity to purchase this 5-bedroom, 2 receptions, 2-bathroom character detached property, offered to the market with the added benefit of recently installed double glazing. The property has the benefit of far-reaching views directly over Epsom College playing fields to the front.

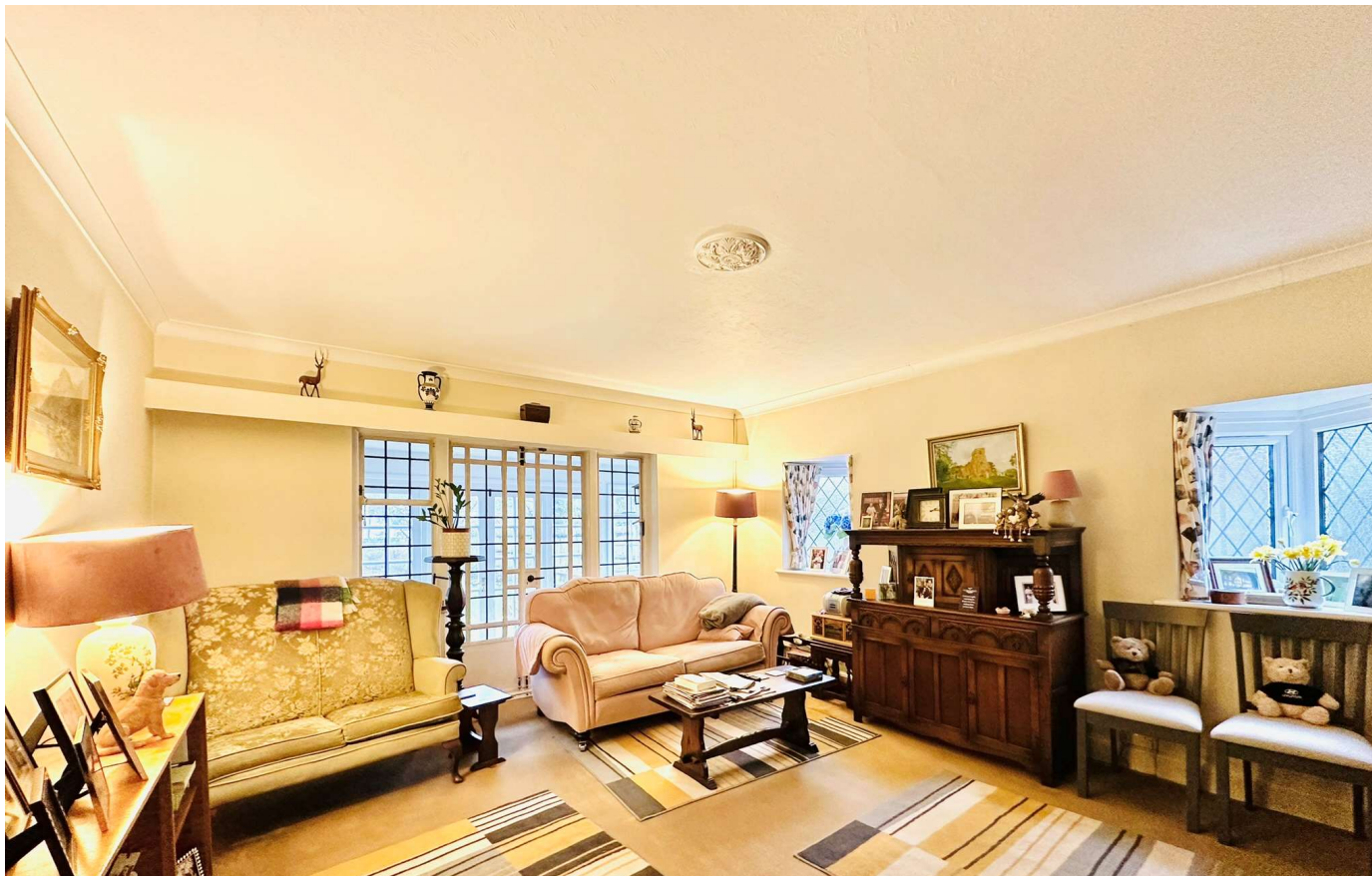
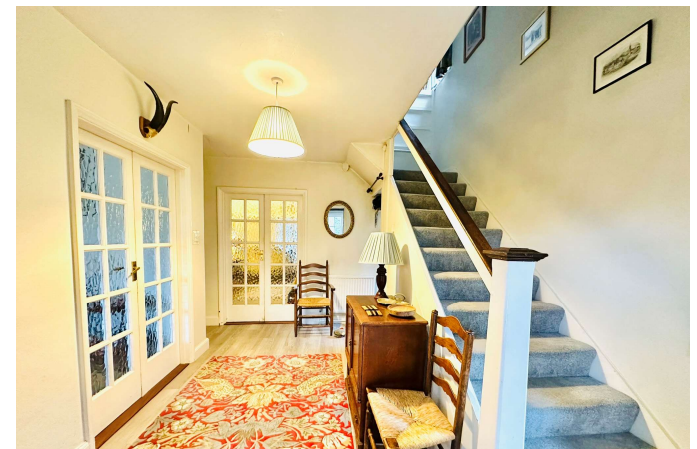
Accommodation and amenities

Entrance Porch • Entrance Hall • Sitting Room • Dining Room • Kitchen • Master Bedroom • Four Further Bedrooms • Family Bathroom • Shower room • Well Established Secluded Rear Garden • Garage • Off Street Parking • Garden Room • Carriage Driveway.

The property is situated in one of Epsom's most sought-after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.





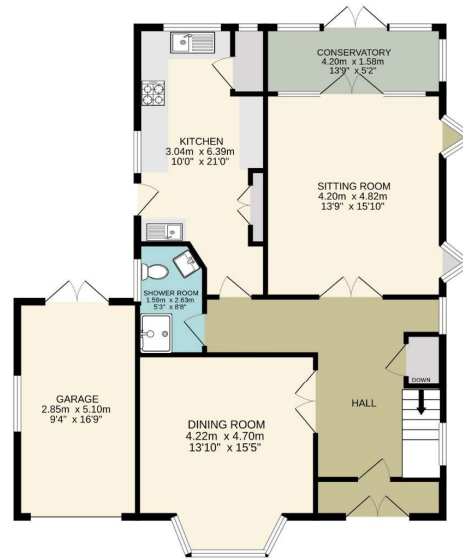
The carriage driveway leads to Entrance Porch. Boiler. Entrance Hall: Shower Room: tiled shower, wash hand basin low level Cloaks hanging area Sitting Room, two feature leaded light windows and coved cornice to ceiling, glazed doors onto sun loggia. Dining Room, wide angular bay Kitchen comprehensive range of Oak eye level units with cupboards and drawers below, single stainless steel sink unit with mixer tap and drainer utility sink, four ring gas range with extractor above, space for fridge and freezer, dishwasher.: plumbing for washing machine. Personal door to side and rear garden.

From the Hallway staircase leads to First Floor Landing: with airing cupboard. Master Bedroom: picture rail, views to the front wash hand basin. Bedroom Two: wash handbasin picture rail. Bedroom Three: picture rail. Bedroom Four: wardrobe and dressing table picture rail, concealed staircase to Bedroom five, eaves storage. Family Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, wall's part tiled, bidet. Separate low level WC. Staircase to second floor, Bedroom 5 with wash hand basin. Eaves storage.

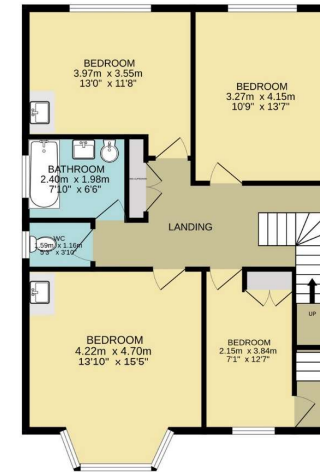
Outside: Immediately to the side of the property is a patio. The garden is a particular feature of the property which extends to approximately 150 feet has been maintained to a good standard and affords privacy to all sides, with herbaceous shrubs.

To the front: inset flowering borders Carriage Driveway Off street parking for several vehicles. Garage with double doors and access through to the rear.

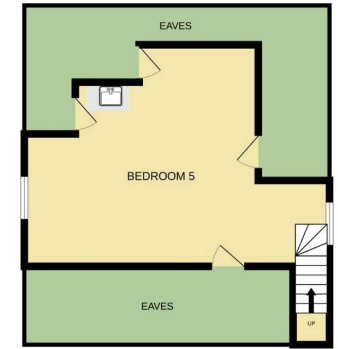
Asking Price £999,950 Freehold



Ground floor
101.0 sq.m. (1087 sq.ft.) approx.



1st floor
74.5 sq.m. (801 sq.ft.) approx.



2nd floor
30.3 sq.m. (326 sq.ft.) approx.

TOTAL FLOOR AREA : 205.7 sq.m. (2214 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC RATING: D

COUNCIL TAX BAND: G

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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

