



Downs Way, Epsom

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- Over 2865 Sq Ft of total space
- Five spacious bedrooms
- Four reception areas
- Impressive kitchen/dining room
- Utility room & d/s cloakroom
- Large reception hallway
- Two spacious ensuites
- Generous family bathroom
- 82ft x 42ft Southerly garden
- Driveway & tandem garage

A substantial and sympathetically extended detached family home offering approximately 2,569 sq. ft. of accommodation, with a further 298 sq. ft. of garaging and storage space. The property provides a well balanced layout arranged over three floors, has been well maintained as a family home, and is presented in good order throughout, with scope for a new owner to make it their own over time.

Located on a popular residential road to the south of Epsom town centre, the property is well positioned for Epsom mainline station, local schools, and the open green spaces of Epsom Downs and Rosebery Park. This is a home that really needs to be viewed to appreciate the space and flexibility on offer.

The accommodation is thoughtfully laid out and ideally suited to family living, with a combination of defined reception rooms and open-plan areas that flow naturally, making it practical for everyday life as well as entertaining.



A welcoming entrance hall sets the tone, providing a sense of space and a practical layout for a busy household.

The ground floor offers a range of versatile reception spaces, including a living room, family room, garden room, study, and a generous kitchen/dining room forming the hub of the home. A useful utility room and downstairs WC complete this level.

The first floor features four well proportioned double bedrooms, along with an ensuite wet room and a spacious family bathroom.

On the second floor, the accommodation continues with a 20ft principal bedroom and ensuite bathroom, providing a private and flexible space that works well as a main bedroom, guest suite, or teenage retreat.

Outside, the property enjoys a mature southerly facing rear garden measuring approximately 82ft x 42ft, along with a driveway providing off street parking and a 20ft tandem garage.

From a practical perspective, the location is ideal., with Epsom railway station (approx. 1.3 miles) providing regular services to London Victoria, Waterloo and London Bridge, while a range of well regarded schools are available nearby across both state and independent sectors.

With Epsom Downs close by and Rosebery Park within walking distance, this is a spacious and well-located family home offering excellent long term potential.

Viewing is strongly recommended.

Tenure: Freehold
Council Tax Band: G





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Total Area: 2867 SQ FT • 266.33 SQ M
(Including Garage & Eaves Storage)
Garage Area : 176 SQ FT • 16.35 SQ M
Eaves Storage Area : 122 SQ FT • 11.34 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		
	50	65
England & Wales		
	EU Directive 2002/91/EC	

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