

19 St. Margaret Drive, Epsom, Surrey, KT18 7LB

Asking Price £1,200,000









- SUBSTANTIAL DETACHED HOME
- FOUR RECEPTION ROOMS
- GUEST TOILET
- TWO EN-SUITES
- DETACHED DOUBLE GARAGE & DRIVEWAY
- PRIVATE CUL-DE-SAC LOCATION
- KITCHEN/BREAKFAST & UTILITY ROOM
- FIVE BEDROOMS & A FAMILY BATHROOM
- GARDEN WITH SOUTH WESTERLY ASPECT
- LESS THAN HALF A MILE TO TOWN CENTRE

Description

Located in a delightful cul-de-sac just minutes' (0.48 miles)from Epsom Town Centre this substantial detached property enjoys elevated views to the south and is presented in good order throughout.

A covered entrance porch leads to a generous hallway with a guest toilet and under-stairs cupboard. There are four separate reception rooms; a sitting room, dining room, office and a 23ft conservatory with air-conditioning, complimented by an open plan kitchen/breakfast room with patio doors to the garden and a separate utility room.

The first floor landing has a handy storage cupboard and leads to five double bedrooms each with built in storage. Two of these bedrooms enjoy en-suite faculties, the remining three are served by a family bathroom. All bedrooms benefit from fitted wardrobes. The first floor bedrooms also enjoy air conditioning.

The terraced garden provides a wealth of space for families to enjoy; an expansive patio area directly outside the kitchen/breakfast room and conservatory which is ideal for catching the midday sun, a level middle terrace, and a lower terrace both laid to lawn and ideal for ball games with space for garden shed. A discreet area to the side of the property features raised beds and is used as a small kitchen garden area. Side access leads to the front; a detached double garage, the double width driveway and landscaped front garden with; lawn, select mature shrubs and a centralised path to the front door.

Situation

Both the ever-popular Ashtead village and Epsom town centre, with their excellent local independent and high street shopping facilities are close by. Both feature main line commuter stations with highly valued services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is within a few miles and provides easy access to both Gatwick and Heathrow airports and the national motorway network.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre (members only) both feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Both the private and state educational options nearby are well-considered and include; St Joseph's Primary, Wallace Fields Primary, Stamford Green primary, Epsom Primary and infants schools, Rosebery, The Glynn and Epsom College secondary Schools as well as Nescot college, a choice of sixth forms and even Epsom University for the Creative Arts, to name but a few.

In addition the area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

Tenure	Freehold
EPC	C
Council Tax Band	G
Private Estate Charge	£490 P.A from 1.1.2025 - 31.12.2025



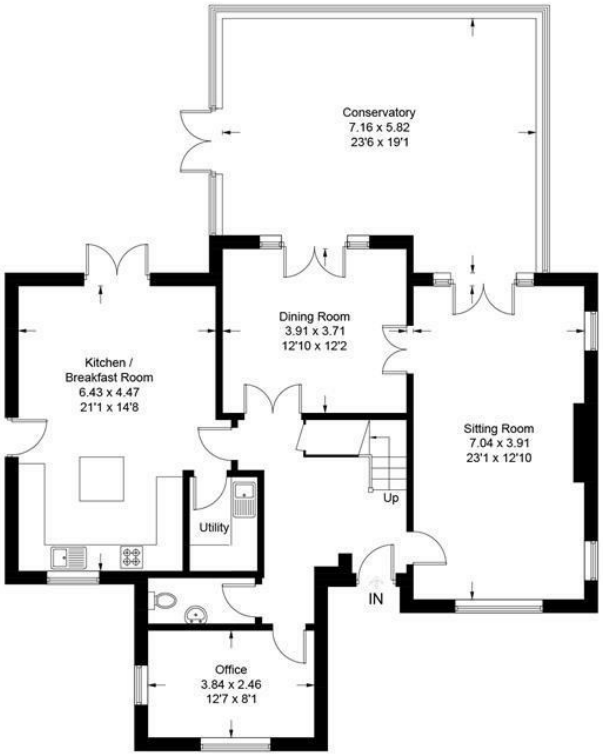




= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 252.9 sq m / 2722 sq ft
Garage = 32.5 sq m / 350 sq ft
Total = 285.4 sq m / 3072 sq ft

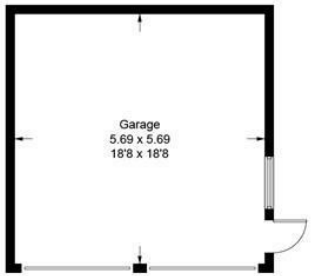
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1255339)

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