



Windmill Lane, Epsom

Windmill Lane

Situated in the highly sought-after Wallace Fields area, and also in the catchment for Glyn and Rosebery Schools. Epsom town centre and mainline station are within walking distance. VACANT.

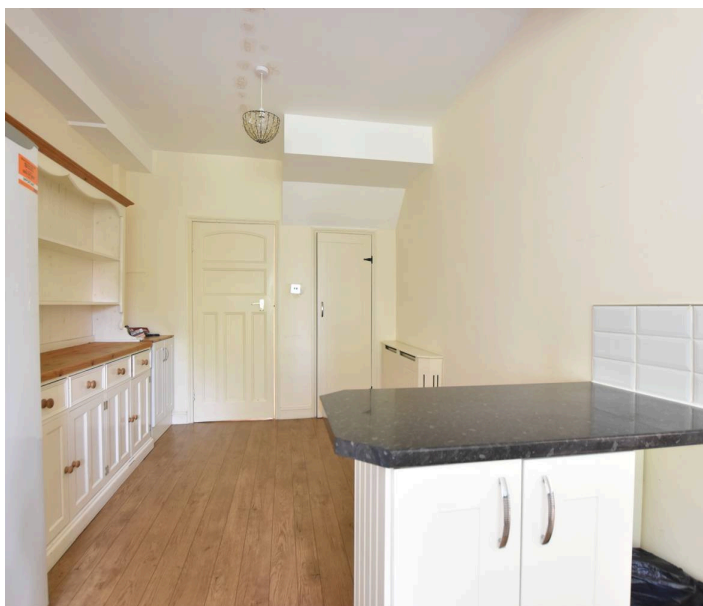
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Newley Redecorated Throughout
- Detached Four Bedroom House
- Two Reception Rooms
- Utility Room and Downstairs WC
- Double Garage and Off Street Parking
- Highly Desirable Wallace Fields Area
- Catchment Area for Wallace Fields Nursey and Primary, Rosebery and Glyn Secondary Schools
- Walking Distance to Epsom Town Centre and Station
- Potential to Extend (STPP)
- NO ONWARD CHAIN





V&H Homes are pleased to present this newly redecorated family home in the highly sought-after Wallace Fields area, a short walk from Epsom town centre and mainline train station. No Onward Chain.

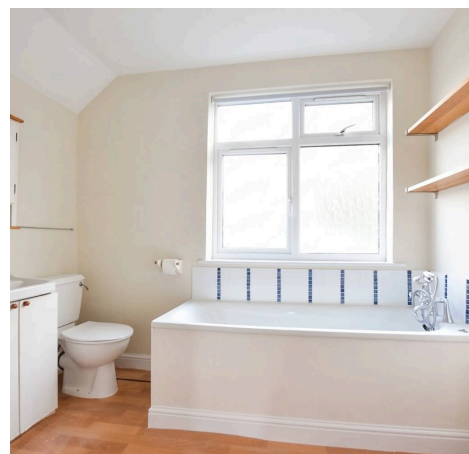
The property offers a spacious and versatile layout, featuring two generous reception rooms that provide ample space for both formal entertaining and relaxed family living. A third ground floor room lit by skylights provides yet more space and could be configured as a playroom, library or study. The well-proportioned kitchen with space for a kitchen table is complemented by a separate utility room, ensuring practical day-to-day functionality, while a downstairs WC adds further convenience for guests and residents alike.

Upstairs, four good-sized bedrooms provide comfortable accommodation serviced by the family bathroom with both bath and separate walk-in shower.

The rear garden is mainly laid to lawn with boundaries of mature trees and shrubs.

The generous double garage provides secure parking and storage, and offers great potential for conversion into a workshop or home office. It could also be extended subject to planning permission. There is also a large driveway offering further off street parking for multiple vehicles.

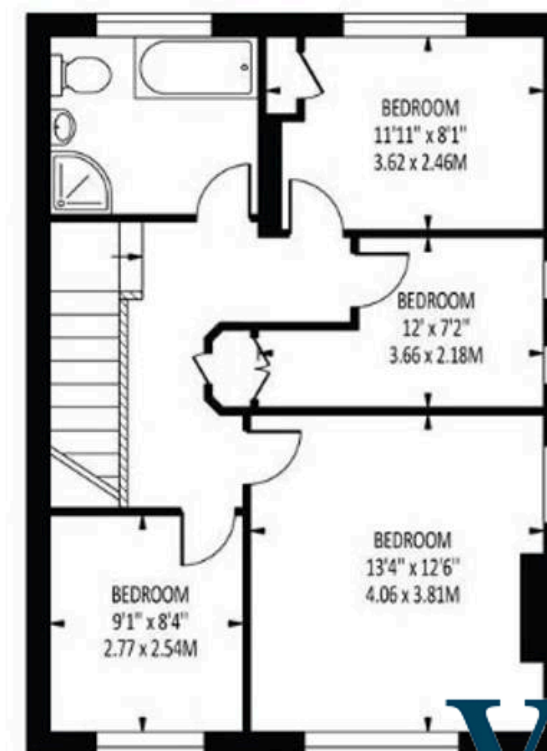
The property is ideally positioned within the catchment area for the highly regarded Wallace Fields nursery and primary schools, also Rosebery and Glyn secondary schools,



Windmill Lane

Total Area: 2039 SQ FT • 189.43 SQ M
(Including Garage)

Garage Area : 347 SQ FT • 32.26 SQ M



V&H
HOMES