



75 COLLEGE ROAD EPSOM KT17 4HH

MICHAEL EVERETT & Co

... A Moving Experience

75 COLLEGE ROAD EPSOM SURREY KT17 4HH

A spacious carefully extended character detached family home located in a unique position overlooking Epsom College Playing Fields

Accommodation and amenities

2 Reception Rooms • Kitchen/Diner • Hallway • Downstairs Shower Room • Master Bedroom • 2 Further Bedrooms • Family Bathroom • Rear Garden with Garden Room • In/Out Gravel Driveway •

College Road

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 nearby 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'.





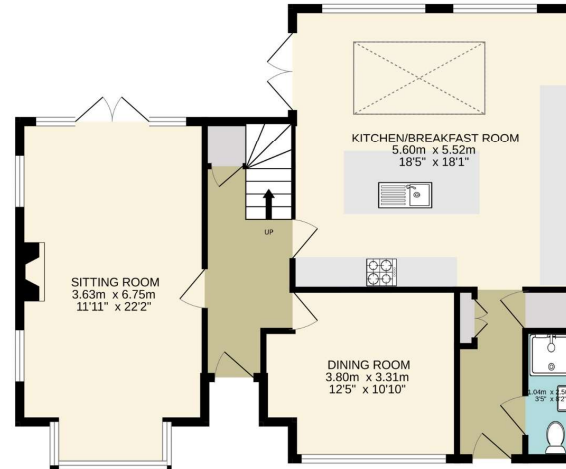
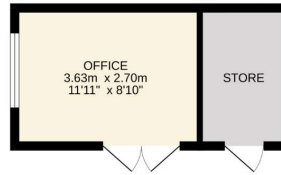
A marvelous opportunity to acquire this uniquely positioned family home, in the ever-popular College area of Epsom. This spacious character 1930's three bed detached property with two good sized reception rooms, spacious, sympathetically extended Kitchen/diner. Wonderful views to the front over Epsom College playing fields.

Carriage in/out gravel driveway leads to Storm Porch. Half Glazed door to Hallway: picture rail, understairs storage cupboard. Sitting Room: double aspect, feature stone fireplace with Log Burner inset marble surround and marble hearth, polished Oak flooring double doors on to patio and rear garden. Dining Room: feature fireplace with carved wood overmantel brick inset and tiled hearth, shelving to either side, polished Oak flooring, coved cornice to ceiling, large square bay. Extended family Kitchen/Diner: comprehensive range of eye level units with cupboards and drawers below, Peninsula with double Franke sink unit with mixer tap, integral dishwasher, plumbing for Washing machine and illuminated china cupboards. Neff four ring induction hob with adjacent 2 Bosch ovens, space for large American Style fridge freezer, quartz worksurfaces, wall's part tiled and underfloor heating. Ample space for large dining table, double doors onto patio and rear garden. Shower room, fully tiled rain forest shower, low level w.c., wall mounted

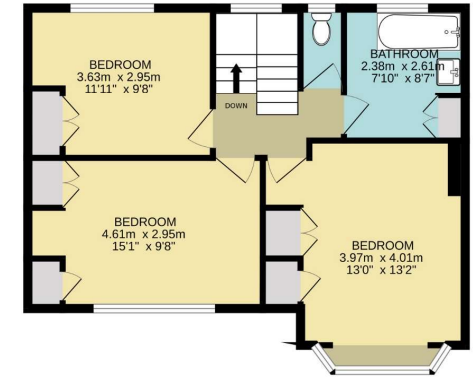
wash hand basin, wall's part tiled. Inner Hallway Cloaks hanging cupboard and personal door to the front of the property. From the Hallway, staircase with open balustrading and Oak handrail leads to half Landing: large picture window. Stairs to Landing: Master Bedroom: double built-in wardrobes, picture rail, wide angular bay overlooking Epsom College playing fields and beyond. Bedroom Two: picture rail, built-in wardrobes, window overlooking front garden. Bedroom Three: double built-in wardrobe, window overlooking rear garden. Family Bathroom: panel enclosed bath, shower attachment mixer taps, pedestal wash hand basin. Separate low level w.c.,

Outside, Brick built Garden Room with Hobbit stove and Philip Hue lighting presently used as a Studio. Adjacent Brick built garden store. Immediately to the rear of the property is a sun terrace with garden laid to lawn, feature Ornamental Cherry Tree, evergreens. The garden has been well maintained and is well established with flowering borders and is well screened to all sides. Log Store. To the front, in/out gravel driveway with Copper Beech, flowering borders, off street parking for several vehicles

Asking Price £975,000 Freehold



Ground floor
95.9 sq.m. (1032 sq.ft.) approx.



1st floor
53.8 sq.m. (579 sq.ft.) approx.

TOTAL FLOOR AREA : 149.6 sq.m. (1611 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC Rating: 71C

Council Tax Band: F

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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.

