



FINE & COUNTRY
Kingswood

464 Reigate Road
Epsom, Epsom, Surrey KT18 5XA

Property at a glance

- Four Double Bedrooms
- Fabulous Extended Kitchen/Breakfast Room with Underfloor heating
- Beautifully Presented
- Large Sitting Room
- Study
- Three Modern Bath/Shower Rooms
- Loft Conversion Creating Luxury Master Suite
- Gated Driveway With Extensive Parking & Newly Constructed Car Port
- Rear South Facing Garden
- Catchment For Local Schools

Setting

This wonderful property is ideally situated close to the excellent facilities of Epsom with the M25 only a short drive providing access to central London and both Heathrow and Gatwick airports. Nearest mainline railway stations include Epsom, Tadworth, Kingswood, Tattenham Corner and Epsom Downs, providing regular trains to Victoria, London Bridge and Waterloo.

The area boasts an excellent range of both state and private schools. Epsom itself offers excellent shopping facilities, fine restaurants and a healthy selection of pubs, cafes & boutiques.

For leisure pursuits the area offers a varied choice with cinemas and theatres found locally, whilst sporting enthusiasts will find Epsom racecourse, home of the Derby, a short drive away. The RAC Country Club is nearby offering two prestigious golf courses, extensive dining and further sporting facilities.

£1,150,000 Freehold

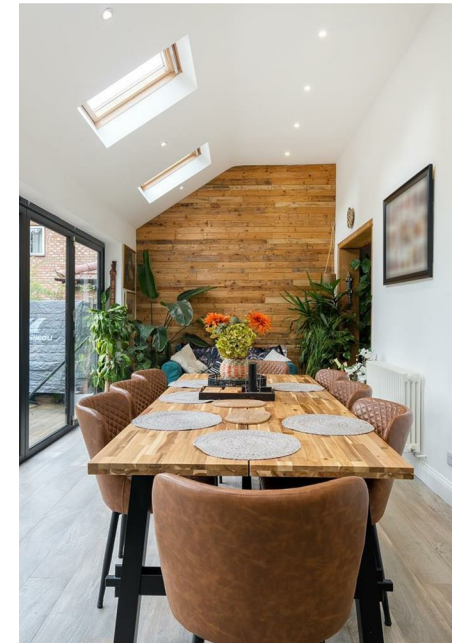
464 Reigate Road

Located within a large gated plot is this beautifully presented and extended four double bedroom family home. The current owners have made many changes and improvements over the years, including a new kitchen, new heating system, new flooring throughout the ground floor, new windows, and a loft conversion to create a luxury master suite.

The living space to the ground floor is great for a growing family and for entertaining. There is a reception room overlooking the front drive which is currently being used as a study, a large L-shaped sitting room that is partly open to the fabulous open-plan kitchen/breakfast/dining room, with underfloor heating and bi-fold doors onto the rear garden. There is a utility room and store room off the kitchen area, and a modern cloakroom. The spacious landing provides access to a bedroom with fitted wardrobes and a en suite shower room, there are two further double bedrooms and a modern family bath/shower room. They have also carried out a loft conversion to create a luxurious master suite, with air conditioning, a well appointed en-suite bathroom with underfloor heating.

The property is set deep in its plot, which allows for extensive parking to the front, as well as a new car port and a storage shed. The rear south facing garden is secluded with patio and large lawn area. The current owners have also added a new shed, decking and pergola area for entertaining.

The location is ideal, being within the catchments for many outstanding schools.



Reigate Road, KT18

Approximate Area = 2444 sq ft / 277 sq m

For identification only - Not to scale



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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 102 plus A | | |
| (81-91) B | | 79 |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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