



Redwood Drive, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Over 2000 sq ft of accommodation
- Four large double bedrooms
- Kitchen with room for a small table
- 19ft living space
- Family bathroom
- Two ensembles
- Westerly facing garden with summer house
- Two parking spaces
- Garage
- Close to good station links

Designed for modern family life, this beautifully presented and exceptionally well appointed home offers over 2,000 sq ft of bright, versatile living space where style, comfort and practicality come together effortlessly.

From relaxed weekday mornings to entertaining friends and family, every aspect of the home has been thoughtfully considered to create a seamless flow between living spaces. The heart of the home is the sociable kitchen, where there's plenty of room for informal dining before it opens naturally into the impressive 19ft living room. Whether you're hosting summer barbecues or simply enjoying a quiet evening, French doors from both rooms lead directly onto the west facing garden, creating an effortless connection between indoors and out and allowing natural light to flood the living spaces throughout the day.

Perfectly positioned on one of the area's most desirable residential roads, the property offers the ideal balance between peaceful family living and everyday convenience. Epsom & Ewell West Station is just a short stroll away, placing London Waterloo within approximately 34 minutes, making commuting as effortless as weekend adventures into the capital.

A welcoming entrance hall sets the tone from the moment you arrive, showcasing the home's high quality finish and thoughtful design. Completing the ground floor is a convenient cloakroom, adding to the practicality that makes this home so well suited to contemporary family life.

The upper floors continue to impress, offering a thoughtfully designed layout that provides both privacy and flexibility for growing families.

The first floor is dedicated to two exceptionally generous bedrooms, each measuring an



impressive 19ft. The principal suite provides a peaceful retreat at the end of the day, complete with its own stylish ensuite bathroom, while the second bedroom, with its charming Juliet balcony, is flooded with natural light and offers an equally inviting space for family members or guests.

The second floor is perfectly suited to older children, visiting guests or those working from home, with two further spacious double bedrooms. One benefits from its own ensuite, while a contemporary family bathroom serves the remaining accommodation, ensuring everyone has the space and comfort to enjoy their own corner of the home.

The rear garden is a good size for a modern home and is fully enclosed with handy summer house,. There are two parking spaces and a garage making this the ultimate practical home.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

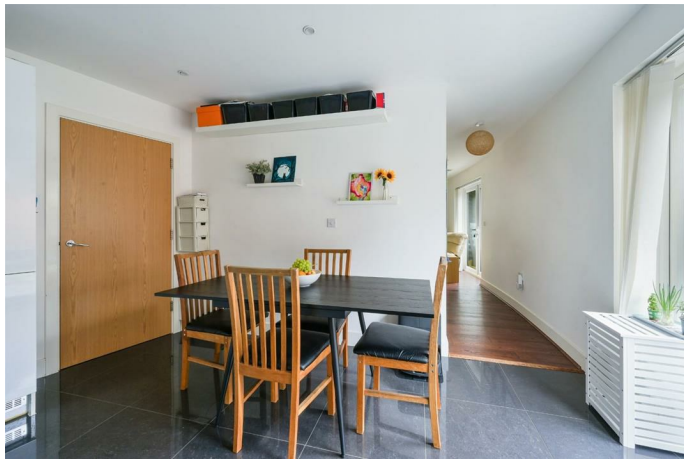
On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The

creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Annual service charge amount (£) - 1,157.64
Council Tax Band- F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



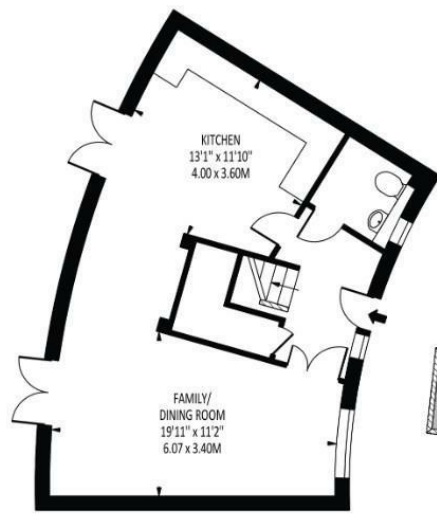
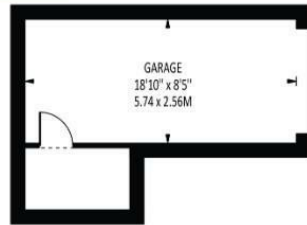
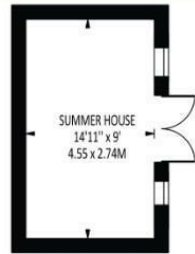


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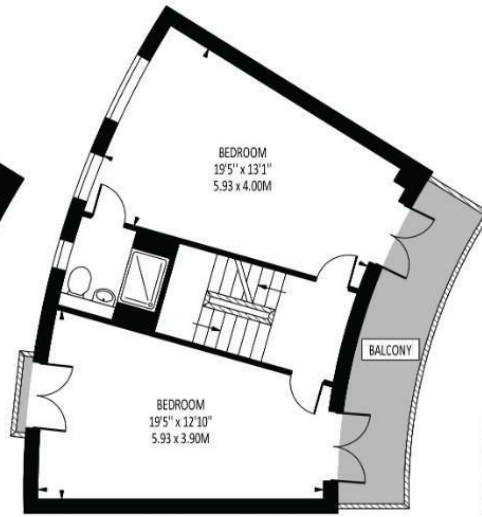


Redwood Drive

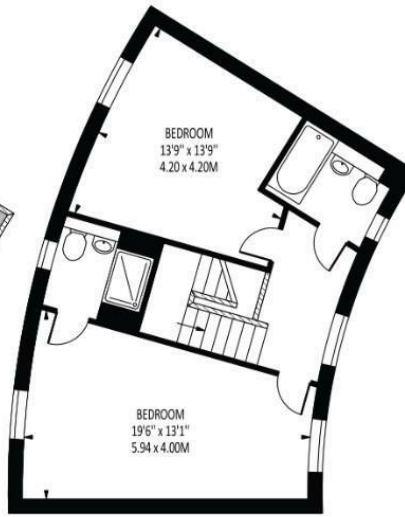
Total Area: 2020 SQ FT • 187.68 SQ M
(Including Summer House & Garage)
Summer House Area : 134 SQ FT • 12.47 SQ M
Garage Area : 193 SQ FT • 17.90 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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	78	82
(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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TADWORTH & KINGSWOOD OFFICE

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