

Whitehorse Drive, Epsom

The PERSONAL Agent

Guide Price £850,000

Freehold

- Attractive detached family home
- 0.14 of an acre plot size
- 98ft x 40ft South/Westerly facing garden
- Four nicely proportioned bedrooms
- Three flexible reception rooms
- En suite shower room & main bathroom
- Detached garden room & further work pod
- Detached garage & driveway with parking
- Plans for extension previously approved
- Walk to schools, town & station



Located in a great position within a much requested road, this incredibly attractive detached family home enjoys flexible and bright accommodation approaching 1687 sq ft of total space.

The property sits on a generous plot of 0.14 of an acre with a brilliant South/Westerly facing garden and benefits further from previously approved planning permission for a significant extension, which in turn provides longevity and an excellent opportunity for the new owners to place their stamp on the property in the future, if more space is ever required.

Arriving at the property, the landscaped frontage with a smart block paved driveway providing ample off street parking sets the perfect first impression. The addition of an EV charging point is a practical touch and there is also access to the detached garage and a side gate with key code entry.

As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident. There is a warm and welcoming feel to this home with lots of natural light throughout.

From a practical sense, there are three reception rooms, which include, a family room/dining room with doors to the garden, a living room/TV snug and a separate study/home office.

The kitchen links to the garden via a side door and is a good size whilst ensuring that any new owner can re imagine their dream space and personalise it, if desired.

On the first floor there are four nicely proportioned bedrooms, there is an ensuite shower room to the guest bedroom and a modern family bathroom that complete the accommodation.

The South/Westerly facing 98ft x 40ft garden has a great feel to it with genuine seclusion from the neighbouring homes.

The detached games room is the perfect space for teenagers and over the years has been a gym, dance studio, den and bar, and then there is a further garden pod which makes for a peaceful work from home office space or just the perfect quiet space to relax in.

Epsom Town Centre with its mainline station that provides regular links into London are just 0.6 of a mile away and the gorgeous Epsom Common and conservation area is a short walk away. Epsom is a popular commuter town that offers a good mix of state and independent schools. Also close by is Epsom Downs, the home of The Derby and the M25 is a short drive away giving access to both airports.

Call vendors sole agent to arrange a viewing.

Tenure - Freehold
Council tax band - F



















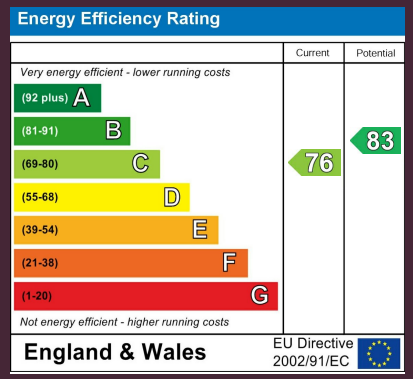

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Total Area: 1687 SQ FT • 156.70 SQ M
(Including Summer House, Garden Office, Garage & Excluding Outhouse)
Summer House Area : 205 SQ FT • 19.04 SQ M
Garden Office Area : 77 SQ FT • 7.12 SQ M
Garage Area : 160 SQ FT • 14.86 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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