



Whitehorse Drive, Epsom

The **PERSONAL** Agent



# Guide Price £875,000

## 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
- Ensuite 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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## Whitehorse Drive

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



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	83
England & Wales	EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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