



Fir Tree Road, Epsom Downs

The **PERSONAL** Agent

# Guide Price £1,250,000

## Freehold

- Impressive detached family home
- Edge of Epsom Downs open green spaces
- Sat on 0.13 acre plot with generous frontage
- Four/five spacious bedrooms
- Three modern bathrooms
- 27ft x 24ft kitchen/dining room
- Three/four flexible reception rooms
- Over 2,061 sq ft of flexible living space
- Electric gated carriage driveway & 52ft garden
- Walk to station, town & countryside nearby

An impressive and attractive detached family home, ideally positioned on the edge of the open spaces of Epsom Downs, while enjoying excellent access to local amenities and the railway station.

Set on an approximate 0.13 acre plot, the property features a large gated driveway with parking for multiple vehicles, along with a 52ft x 40ft South Easterly facing rear garden. The garden includes a generous terrace, perfectly suited for alfresco dining and entertaining.

The home offers a modern, flexible layout with bright accommodation arranged over two floors, providing over 2,061 sq ft of well balanced living space. This thoughtful configuration makes it an ideal choice for growing families seeking both space and long term versatility. Combined with its generous proportions and standout features, finding a home of this calibre within this price range will be exceptionally difficult.

Upon entering, the quality and flow of the property are immediately apparent. A welcoming central hallway provides



seamless access to all principal rooms.

The ground floor is centred around a stunning 27ft x 24ft kitchen/dining room, which opens directly into the 16ft x 13ft living room, creating an exceptional space for both entertaining and everyday family life. From the dining area, two sets of double doors lead out to the terrace and rear garden.

In addition, there are three further reception rooms, offering excellent flexibility as a study, playroom, family room or even a ground floor bedroom, supported by a modern adjacent shower room, ideal for guests or multi generational living. A spacious utility/boot room completes the ground floor.

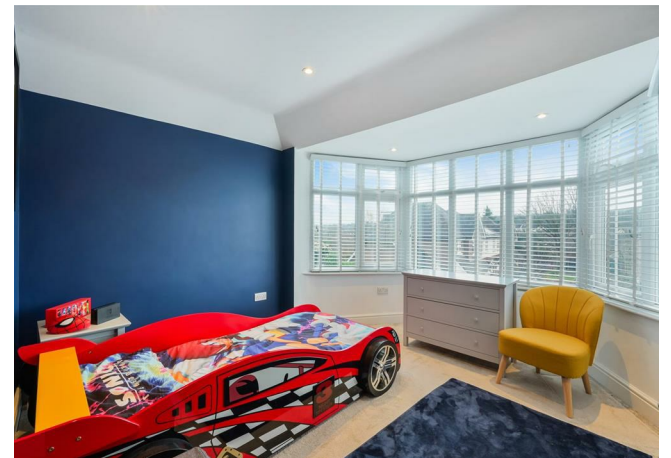
Upstairs, the first floor comprises four bedrooms, including three generous doubles and a well proportioned single bedroom that would also make an ideal home office. The guest bedroom benefits from an ensuite shower room, alongside a contemporary family bathroom. Ample built-in storage across the landing provides practical space for laundry and household items.

Externally, the rear garden is equally impressive, extending to 52ft and enjoying a desirable South Easterly aspect, ensuring excellent sunlight throughout the day. To the front, there are two sets of electric gates to the carriage driveway that offers secure parking for several cars.

Fir Tree Road offers the perfect balance of tranquillity and convenience, with Epsom Downs Station within walking distance, Epsom Town Centre and the villages of Banstead and Tadworth just a short drive away, and the open spaces of Epsom Downs Racecourse and Golf Course right on the doorstep.

Epsom itself is a popular commuter town, located to the south-west of London, renowned for its mix of highly regarded state and independent schools. Nearby attractions include Epsom Downs — home of The Derby and Nork Park. The M25 (Junction 9) is easily accessible, providing convenient links to both Heathrow and Gatwick airports.

Tenure: Freehold  
Council Tax Band: G



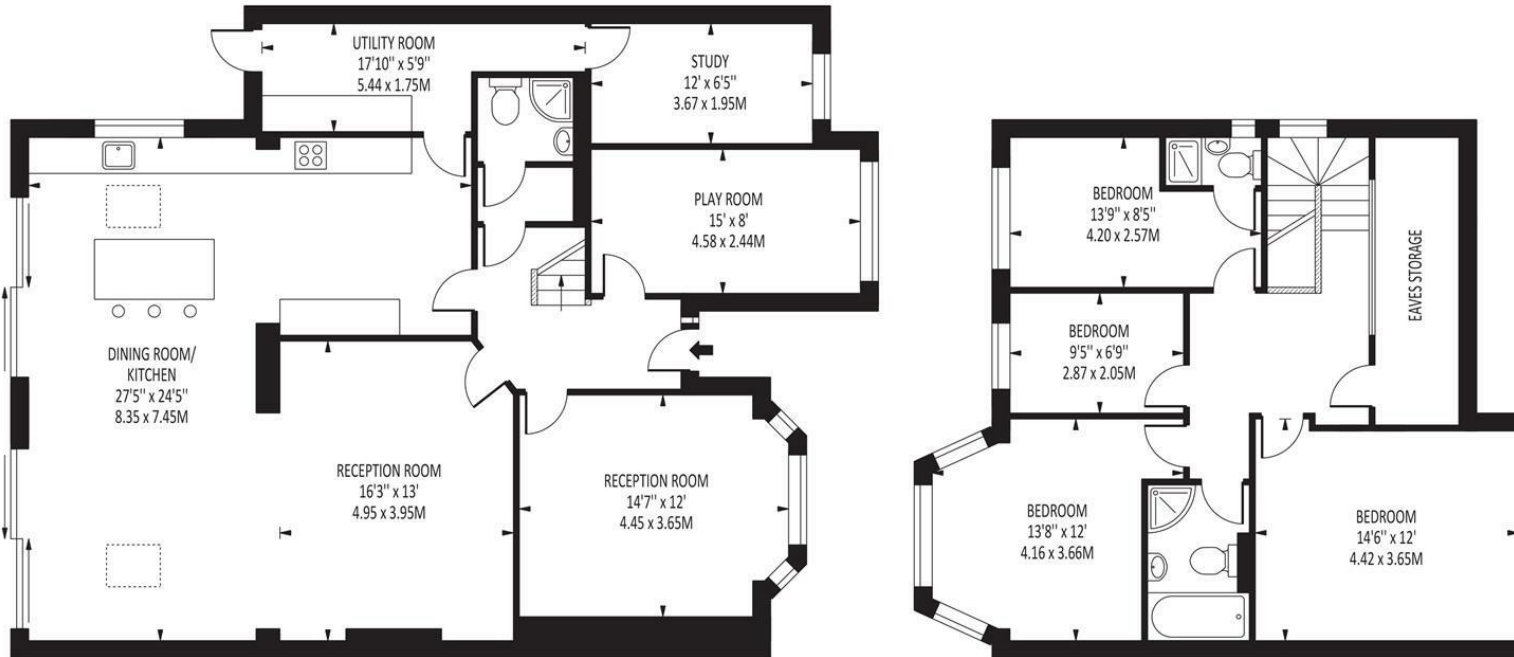


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## Fir Tree Road

Total Area: 2061 SQ FT • 191.44 SQ M  
(Including Eaves Storage)  
Eaves Storage Area : 72 SQ FT • 6.72 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>		<b>85</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		
England & Wales		EU Directive 2002/91/EC

### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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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.

