



Downs Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £850,000 Freehold

- Modern semi detached family home
- 2039 sq ft of flexible space
- Two reception rooms
- 15ft kitchen and separate utility
- Four true double bedrooms
- Larger than average four piece family bathroom
- Second floor shower room
- Garage and off street parking
- Stones throw from The Downs
- Easy access to town, station & schools

Sitting on the charming Downs Road in Epsom, this semi detached house is a true gem waiting to be discovered. Boasting two reception rooms and four bedrooms spread across 2,039 sq ft, this property offers ample space for a growing family.

Situated in a sought-after residential area to the South of Epsom town centre and near the expansive greenery of The Downs, this home provides the perfect blend of convenience and tranquillity. The current owners have spared no effort in extending, revamping and modernising every corner of this house, resulting in a stunning family abode that exudes warmth and comfort.

As you wander through the property, you'll be captivated by the meticulous attention to detail and the impeccable quality of the finishes. From the upgraded features to the stylish design elements, every aspect of this home has been carefully curated to offer a turn key living experience.

This property not only promises a luxurious lifestyle but also ensures long term satisfaction with its prime location and easy access to nature. Don't miss the opportunity to make this meticulously crafted house your forever home in Epsom.



As soon as you set foot into the property, it's easy to see why it's so special. The front door leads you into a central hallway from which all of the rooms flow perfectly as well as providing a great welcoming feel.

There is an absolutely stunning kitchen with all the integrated appliances and storage you would expect from a modern home. There is a generous main living room with feature fireplace and dining room to the rear with French doors opening onto the patio, perfect for socialising and entertaining friends and family. From a practical sense the ground floor is completed by a larger than average utility room.

On the first floor there are three true double bedrooms all being serviced by a stylish four piece bathroom, a landing area that is big enough to be a work from home space and a second W.C. that completes the first floor. The fourth bedroom is on the second floor having use of a walk in shower room and useful eaves storage. There is the added bonus of stunning views across the skyline of London.

The rear garden is mostly laid to lawn but also has a brick built greenhouse perfect for growing your seasonal fruit and veg. To the front is a paved driveway offering off street parking along with 10ft garage providing further storage options.

From a practical point of view, the location of this home is also fantastic. Epsom railway station is approximately 1.2 miles away and provides regular links to London Victoria, Waterloo and London Bridge. There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces that are nearby.

With Epsom Downs just a short distance away and Rosebery Park also just a short walk away, you are simply spoilt for choice, making this home such a great option all round.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - F



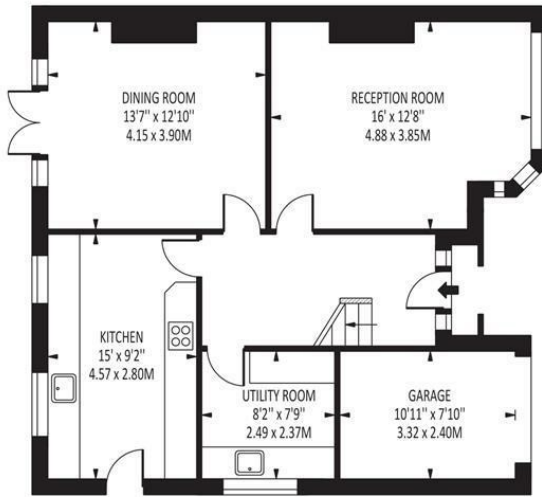


The **PERSONAL** Agent

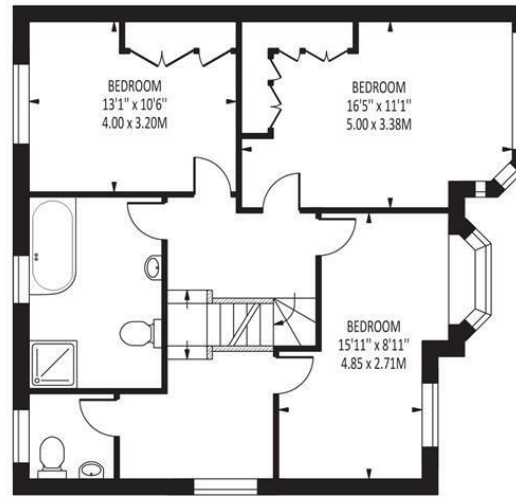


Downs Road

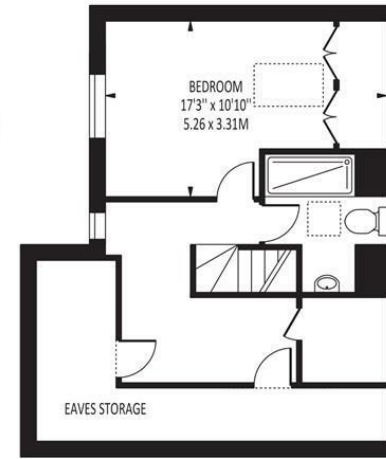
Total Area: 2039 SQ FT • 189.45 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 86 SQ FT • 7.97 SQ M
Garage Area : 110 SQ FT • 10.20 SQ M



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		
(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
	73	82

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.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

