



Redwood Drive, Epsom

The **PERSONAL** Agent

# Guide Price £845,000

## Freehold

- No onward chain
- Fronting onto parkland
- Four spacious bedrooms
- Good for school catchment area
- Beautiful kitchen/dining room
- Large living room
- Downstairs W.C & utility room
- En suite four piece bathroom
- Further Jack & Jill family bathroom
- Private South facing balcony / terrace

Offered to the market with no onward chain, this extremely well appointed and immaculately presented detached family home enjoys over 1800 sq ft of flexible and bright accommodation, and fronts onto private parkland. The property has been specifically designed to offer everything you could require for wonderfully balanced modern family living.

The property enjoys a fantastic position within a highly regarded road and benefits from being just a short walk from Epsom and Ewell West railway station (zone 6), with a comprehensive service to London Waterloo taking just 34 minutes.

As you step into the generous entrance hall the high quality of finish is immediately apparent as is the well thought out blend of versatile accommodation. The stunning kitchen/dining room not only offers the perfect space for entertaining but flows effortlessly into the garden via the double doors, and provides access to the utility room too.



The remainder of the ground floor comprises of a large separate reception room, downstairs cloakroom and integrated garage.

Whilst the flexible and spacious accommodation continues on the first floor with a large landing area and laundry cupboard, master bedroom that enjoys a full four-piece ensuite bathroom and access to the private South facing terrace, with a stunning elevated outlook over the green to the front, and surrounding parkland within this most sought after residential development.

There is a spacious guest bedroom with Jack & Jill bathroom and two further well proportioned bedrooms too, making this a tremendously well balanced home. The large loft space of this property also provides potential to convert into further accommodation (STPP) but in line with what neighbouring properties have done.

The rear garden is a good size for a modern home and is fully enclosed,. There is access to the front of the property via a side gate and there is a driveway with parking to the front and the

benefit of being tucked away in arguably the most private road on the development, meaning there is limited through traffic.

Noteworthy points to mention are the numerous upgrades including under floor heating throughout the ground floor, recessed ceiling speakers, porcelain tiles, and energy efficient air source heat pump heating to name but a few. Viewing is essential to fully appreciate this spacious family home.

Sole agent. No onward chain.

Tenure - Freehold  
Council tax band - G







Redwood Drive, Epsom  
 Total Area: 168.1 m<sup>2</sup> ... 1810 ft<sup>2</sup>  
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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>	69	78
(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

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