



Ashdown Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,400,000 Freehold

- Five double bedrooms
- Contemporary architect designed home
- Providing 2771 Sq. Ft of space
- Three reception rooms
- Kitchen/dining room
- Impressive principal bedroom & ensuite
- Further guest en-suite & main bathroom
- 114ft x 55ft rear garden with large shed
- Outstanding school catchment
- Impressive entrance hall with vaulted & galleried landing



An absolutely stunning detached family home that is situated on the periphery of both the Wallace Fields and College Areas, within easy walking distance of Epsom town centre, railway station, and within the catchment area for many outstanding local schools.

This unique and imposing home offers generous and flexible accommodation approaching 2800 Sq. Ft in total with an impressive layout that is perfect for entertaining, social occasions and most importantly, day to day family life. In short, the property itself mirrors the superb location.

Walking around the property the attention to detail and high standard of finish is immediately evident with stylish design touches mixed with genuine practicality completing this unique and imposing family residence.

Here at The Personal Agent we cannot think of another property of this size offering so much accommodation in a quiet location but still so central to Epsom town centre..

As soon as you arrive at the ample driveway you realise what an imposing modern home this really is. The front door leads you into a large central reception hall from which all of the rooms flow perfectly. Look up and you will see the vaulted and galleried landing which is an impressive feature within itself. On the ground floor there are three reception rooms, a generous kitchen/dining room, utility room, and a downstairs cloakroom.

The first floor offers a truly stunning master suite with an amazing en-suite, two further double bedrooms and a family bathroom, all finished to a high standard. From this floor stairs lead to the second floor landing where you are greeted by two further double bedrooms one of which is served by an en-suite.

The property is surrounded by mature and pretty grounds with generous driveway and tandem garage, 114ft x 55ft mature rear garden, and approximately 0.18 of an acre plot.

Craig Eran is a truly stunning one off family home that was designed and built by our clients in 2007 to provide everything they required from a family home with true longevity. Ideally suited for entertaining or for a family that needs to be close to everything, including the train station and excellent local schools, the property offers a large growing family everything they could possibly wish for. In short, this house has it all.

The prestigious Epsom College is just a short walk away as is the outstanding Wallace Fields Infant & Junior schools. Epsom High Street is just 1.0 Mile away and has a variety of shops and entertainment. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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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.

