



Walkfield Drive, Epsom

The **PERSONAL** Agent

# Guide Price £1,150,000

## Freehold

- Attractive detached family home
- 1745 Sq Ft of flexible accommodation
- 0.15 of an acre South Westerly facing plot
- Four genuine double bedrooms
- Stunning kitchen/diner
- Two reception rooms
- En suite shower room & family bathroom
- Large driveway with garage
- Utility and downstairs WC
- Doorstep of world famous Epsom Downs

Just moments from the open spaces of the world famous Epsom Downs, this imposing and incredibly attractive detached family home benefits from a fantastic position and enjoys a plot of 0.15 of an acre with a secluded, direct South Westerly facing garden. Having been the subject of a sympathetic refurbishment and reconfiguration program by our clients over their time here, the property must be viewed to be fully appreciated.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family with further scope to place your own stamp on it if desired. When you couple the flexible space it provides with the generous frontage and rear garden, finding a more impressive and attractive home, on the doorstep of the Downs, will be a very difficult task indeed.

The sophisticated and elegant design, alongside the attention to detail within this property is immediately evident from the moment you pull on to the large driveway. Benefitting from 1745 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly family living without any compromises.



As soon as you step into the welcoming central entrance hall the wonderful feel of this house is immediate, with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining as it links directly to the patio via French doors that frame the outlook wonderfully.

There is a generous rear living room that is centred around a feature fireplace, a separate sitting room to the front which could be used as a snug/playroom or a more formal dining space. The ground floor is completed by a large utility space which doubles as a boot room and downstairs cloakroom.

On the spacious first floor landing you are rewarded with a genuine feeling of space, which is a theme that runs throughout this home. The main bedroom also enjoys a tasteful decor with access to its en suite shower room and from a practical sense there is heaps of built in storage. There are three further double bedrooms which are well proportioned and served by a spacious and modern family bathroom which completes the first floor.

Outside the property benefits from a large driveway with parking for several cars. In addition there is a useful garage, as well as a stunning South West facing rear garden which is wonderfully private.

Epsom Downs offers an idyllic outdoor lifestyle, with wide open chalk downland perfect for long dog walks, morning runs, or relaxed weekend strolls. Known for its sweeping panoramic views over London and the Surrey countryside, the Downs provide a stunning natural backdrop in every season.

The network of footpaths and bridleways gives residents endless space to explore, while the presence of Epsom Downs Racecourse adds a unique charm and sense of heritage. Whether you're seeking peaceful green space, fresh air, or a picturesque spot to unwind with family and pets, Epsom Downs is one of the area's most treasured assets.

Tenure - Freehold  
Council Tax Band - G





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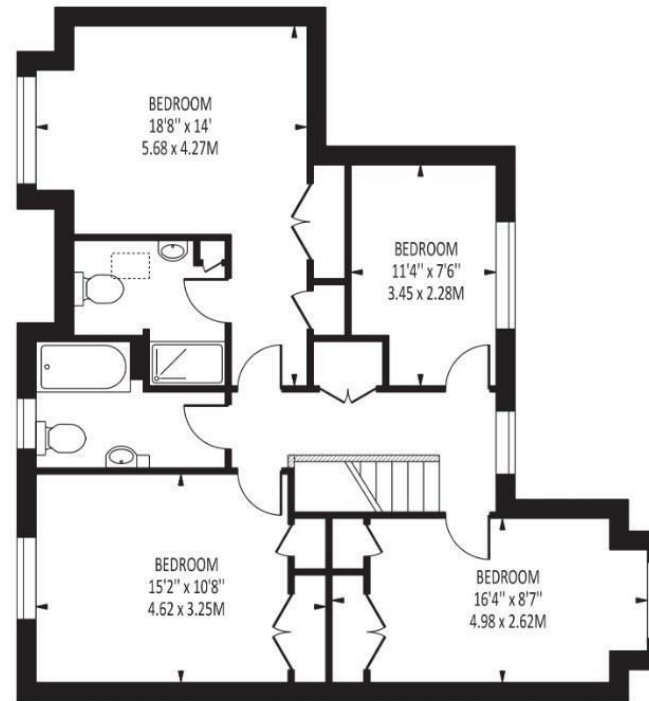
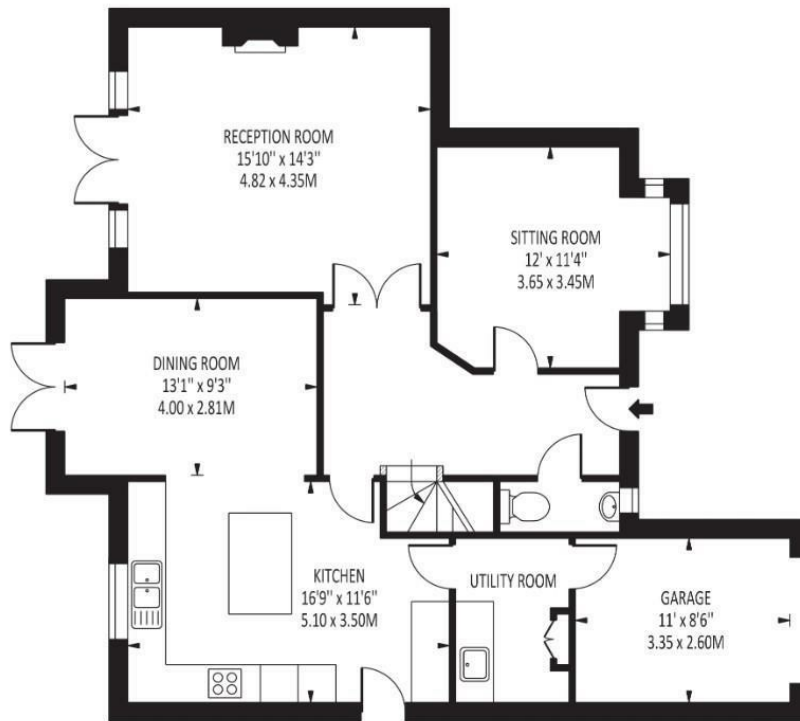


## Walkfield Drive

Total Area: 1745 SQ FT • 162.12 SQ M

(Including Garage)

Garage Area : 94 SQ FT • 8.71 SQ M



GROUND FLOOR

FIRST 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.

### 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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| 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 |                         |           |
|                                             | 64                      | 77        |
| 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.

