



Whitehorse Drive, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Attractive detached family home
- 0.14 of an acre plot size
- 98ft x 40ft South/Westerly facing garden
- Four nicely proportioned bedrooms
- Three flexible reception rooms
- En suite shower room & main bathroom
- Detached garden room & further work pod
- Detached garage & driveway with parking
- Plans for extension previously approved
- Walk to schools, town & station

Located in a highly sought-after road, this attractive detached family home offers bright and flexible accommodation approaching 1,687 sq ft. Set on a generous 0.14-acre plot, the property enjoys a superb south/westerly facing garden and benefits from previously approved planning permission for a significant extension, providing excellent scope for future enhancement and allowing the next owners to create additional space as their needs evolve.

The property makes a great first impression, with a landscaped frontage and smart block-paved driveway providing ample off-street parking. Further practical features include an EV charging point, access to the detached garage and a side gate with secure key-code entry.

As soon as you step through the front door, the welcoming feel and well-designed layout are immediately apparent. Filled with natural light, the property offers a warm and inviting environment throughout.



The ground floor provides three versatile reception rooms, including a family/dining room with doors opening onto the garden, a comfortable living room/TV snug and a separate study/home office. This flexible arrangement works equally well for family life, entertaining or working from home.

The generously proportioned kitchen benefits from direct side access to the garden and offers an excellent opportunity for a new owner to personalise or reconfigure the space to suit their own requirements.

Upstairs, there are four well-proportioned bedrooms, with the guest bedroom benefiting from an ensuite shower room. A modern family bathroom completes the accommodation, creating a practical and versatile layout for modern family living.

The south/westerly facing garden measures approximately 98ft x 40ft and offers an excellent degree of privacy and seclusion from neighbouring homes. With its generous proportions and

peaceful atmosphere, it provides a superb setting for family life, entertaining or simply enjoying the outdoors.

The detached games room is an especially versatile addition and has previously been used as a gym, dance studio, den and bar, making it ideal for teenagers, hobbies or entertaining. A further garden pod provides a peaceful home office or quiet retreat, adding yet more flexibility to the outdoor space.

Epsom town centre and its mainline station are approximately 0.6 miles away, providing regular services into London. Epsom Common and its Conservation Area are also within easy walking distance, while Epsom Downs, home of The Derby, is close by. Epsom offers a good selection of state and independent schools, with the M25 also within easy reach for access to both Heathrow and Gatwick airports.

Viewing is highly recommended via the vendors' sole agent.

Tenure - Freehold
Council tax band - F





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Total Area: 1687 SQ FT • 156.70 SQ M
(Including Summer House, Garden Office, Garage & Excluding Outhouse)
Summer House Area : 205 SQ FT • 19.04 SQ M
Garden Office Area : 77 SQ FT • 7.12 SQ M
Garage Area : 160 SQ FT • 14.86 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) 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		
	76	83
England & Wales		
EU Directive 2002/91/EC		

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