



Reigate Road, Epsom

The PERSONAL Agent

Guide Price £1,000,000

Freehold

- Backing on to fields with scenic views
- Generous 0.35 of an acre plot
- 103ft x 74ft South/West facing garden
- Over 2593 sq ft of space in total
- 82ft x 54ft frontage with ample parking
- Huge scope to extend STPP & improve
- Four/Five bedrooms & two bathrooms
- Four receptions & one conservatory
- Two garages & Workshop
- Offered with no onward chain



Set within a popular road and enjoying a generous South/Westerly facing plot of 0.35 of an acre, this deceptively spacious detached family home is offered to the market with no onward chain.

With 2,593 sq ft of total space, this house enjoys an impressive frontage measuring 82ft x 54ft which helps to add a touch of practicality to the property, offering convenience with a great first impression.

Inside, you'll find four/five well appointed bedrooms and four inviting reception rooms, perfect for relaxing or hosting guests. The property also presents an exciting opportunity for extension, subject to obtaining the necessary planning consents, allowing you to tailor the space to your individual needs and preferences.

The ground floor accommodation benefits from well proportioned rooms and comprises a welcoming entrance and an extended living room looking onto the garden. These spaces are bathed in sunlight from late morning until the evening and perfect for entertaining.

There is a large formal dining room with original wood panelling and a kitchen/breakfast room, whilst the ground floor is completed by the fifth bedroom, which could easily be utilised as a family room or play room and from a practical sense, there is a downstairs cloakroom.

The impressive space continues on the first floor with four very nicely proportioned bedrooms, ensuite shower room and a family bathroom. Outside, the generous driveway provides off street parking for numerous vehicles with access to two garages, one with a workshop area to the rear. There is the potential to convert one of these spaces into a work from home office or perhaps even a home gym.

The garden which measures 103ft x 74ft is a particular feature of the property with incredible privacy. There is a large lawn with mature shrub borders and access to a secret garden to the rear which is a hub for nature and wildlife with views over the fields behind to top it all off.

Reigate Road is a popular residential road within close proximity

of the wide open spaces of Priest Hill nature reserve just across the way. There are a choice of Ewell East, Ewell West and Epsom stations all within a mile and a great array of Ofsted outstanding schools and independent schools very close by to the property.

If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner. The practicality of the location continues with a number of local convenience stores within nearby Ewell Village, or if you are wanting more variety the popular market town of Epsom offers a selection of retail units, leisure facilities and restaurants that are just a couple of miles away.

Tenure - Freehold
Council tax band - G





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Total Area: 2593 SQ FT • 240.89 SQ M
 (Including Outbuilding)
 Outbuilding 1 Area : 157 SQ FT • 14.58 SQ M
 Outbuilding 2 Area : 316 SQ FT • 29.32 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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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