



Garlichill Road, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Detached family home on 0.21 acre plot
- Approx. 2,555 sq. ft. of accommodation
- Westerly garden approx. 122ft x 48ft
- Four generous double bedrooms
- Principal suite with modern ensuite
- Impressive 24ft x 22ft living room
- Three versatile reception rooms in total
- Spacious kitchen/breakfast room
- Garden cabin ideal for home office
- Periphery of world famous Epsom Downs

Just moments from the open spaces of the world famous Epsom Downs, this substantial and exceptionally attractive detached family home occupies a fantastic position on a generous plot of approximately 0.21 of an acre, with a Westerly facing garden extending to around 122ft x 48ft.

The property is presented in excellent order throughout, having been thoughtfully extended, updated and meticulously maintained by the current owners. Offering approximately 2,555 sq. ft. of well balanced accommodation, it provides the ideal layout for modern family living, entertaining and social occasions without compromise.

Upon entering, a large and welcoming central hallway immediately sets the tone, with a wonderful sense of space and attention to detail evident throughout. The accommodation flows beautifully, maximising natural light at every opportunity.

To the rear, the home truly excels, with an impressive 24ft x 22ft



living room forming the principal reception space. With doors opening directly onto the garden, it creates a seamless connection between indoor and outdoor living. In addition, there are two further highly versatile reception rooms, currently arranged as a family/play room and a formal dining room, offering flexibility to suit a variety of needs.

The spacious kitchen/breakfast room provides an excellent hub of the home, ideal for both day-to-day living and entertaining on a larger scale.

The property offers four very well proportioned double bedrooms, including a generous principal suite with its own en suite facilities, alongside a beautifully appointed modern family bathroom. Each bedroom is well balanced, providing comfortable and practical accommodation for a growing family.

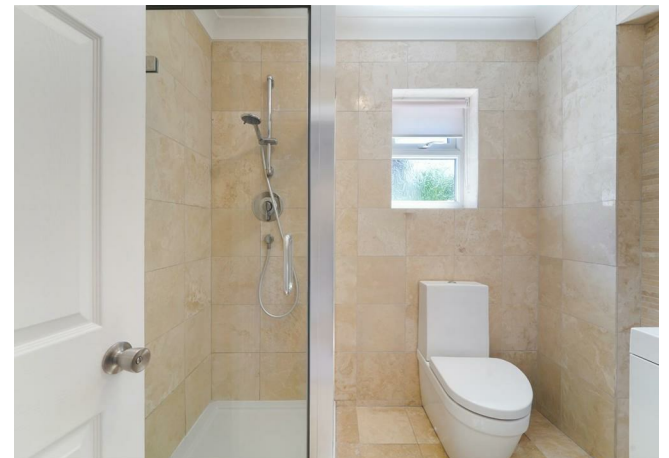
Further practical benefits include a large utility room, a downstairs cloakroom, and a useful garage store, ensuring the home is as functional as it is attractive.

Externally, the property continues to impress. The Westerly facing rear garden is a particular highlight, extending to approximately 122ft and offering a high degree of privacy, making it perfect for both relaxing and entertaining. In addition, there is a garden cabin, ideal for use as a home office, studio or recreational space.

To the front, a substantial block paved driveway provides ample off-street parking for multiple vehicles.

Homes on Garlichill Road are consistently in high demand, particularly those of this calibre. The location offers convenient access to well-regarded local schools, amenities and the beautiful open spaces of Epsom Downs. Tattenham Corner station is just a short walk away, while both Epsom town centre and Banstead Village are nearby, providing a wide range of shopping, leisure facilities and excellent transport links.

Tenure – Freehold
Council Tax Band – G

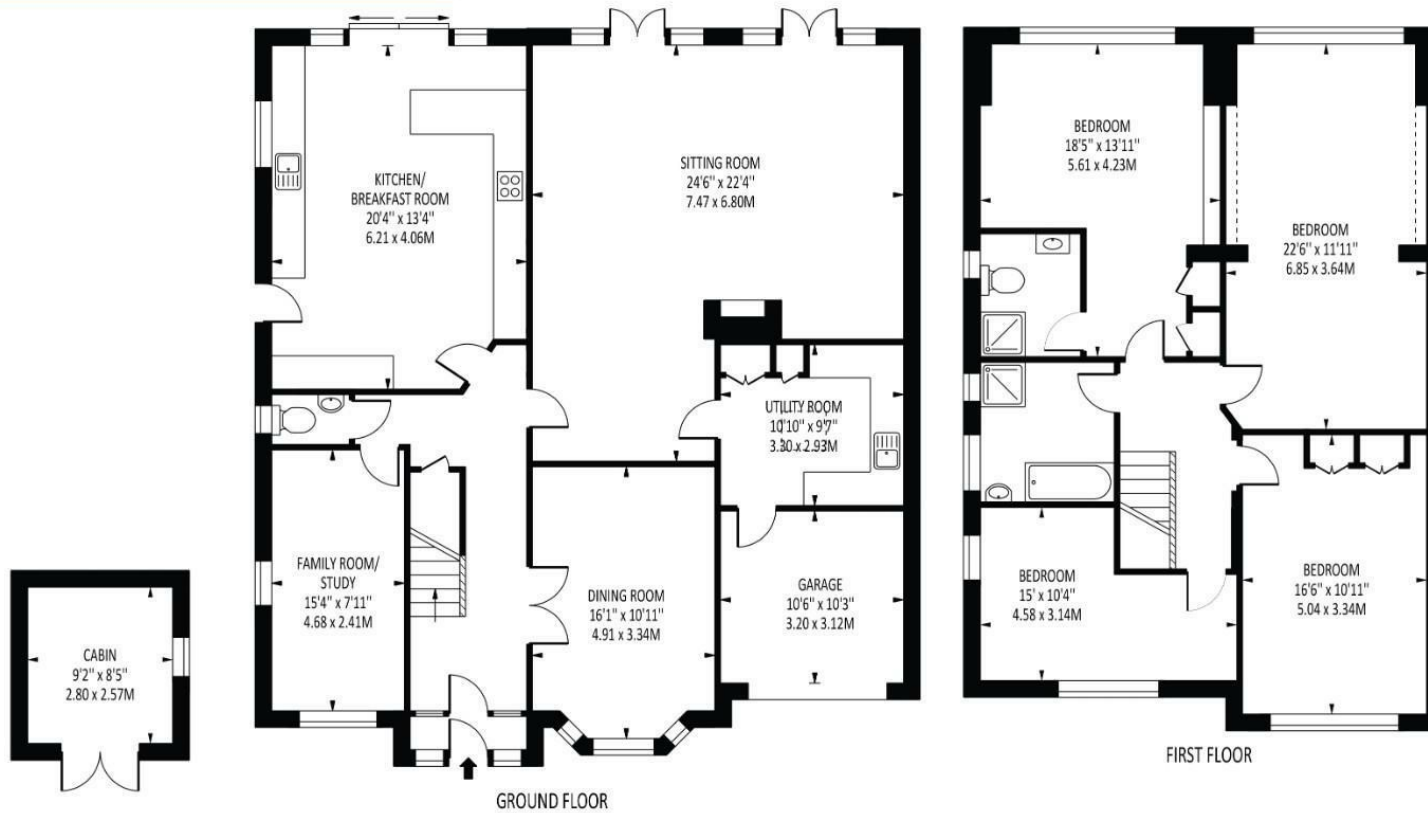




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Total Area: 2555 SQ FT • 237.41 SQ M
(Including Garage & Cabin)
Garage Area : 107 SQ FT • 9.98 SQ M
Cabin Area : 78 SQ FT • 7.20 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
61		
England & Wales		EU Directive 2002/91/EC

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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.

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