



Treadwell Road, Epsom

The **PERSONAL** Agent

Guide Price £875,000

Freehold

- Beautifully extended three bedroom family home
- Impressive 25ft x 21ft open plan reception
- High specification bespoke handmade kitchen
- Separate lounge filled with natural daylight
- Large utility room with practical boot area
- Luxurious four piece modern family bathroom
- Three exceptionally generous double bedrooms
- Secluded and beautifully established garden
- Detached garden pod ideal for home working
- Driveway parking plus useful garage storage

Set within one of Epsom's most popular residential roads, ideally positioned between the town centre and the open spaces of Epsom Downs, this beautifully presented family home has been sympathetically extended and thoughtfully updated to an exceptional standard.

Having been enjoyed by our clients for around 25 years, the property is a wonderful example of a home that has evolved with family life. Importantly, many of the most significant improvements have been completed within the last three to four years, at a time when our clients fully intended to remain in the property. As a result, the kitchen and bathroom were designed and finished with quality and longevity in mind, rather than simply prepared for sale, allowing the next owners to enjoy the benefit of an exceptionally well considered specification.

At the heart of the home is the impressive 25ft x 21ft reception room, a superbly balanced space that works perfectly for both everyday family life and entertaining. Clearly defined living and dining areas provide flexibility, while three sets of French doors create a wonderful connection with the secluded rear garden and allow natural light to flood through the room.

The adjoining kitchen is another real highlight. Designed and built by the highly regarded Hand Made Kitchens of Christchurch, it combines timeless



design with excellent storage, quality finishes and a practical layout. A generous utility and boot room sits alongside, providing invaluable additional space and helping to keep the main kitchen free from the practicalities of busy family life.

For those looking for somewhere quieter to retreat, there is also a separate lounge with distinctive low-set windows that fill the room with natural light and create an inviting additional reception space. A downstairs cloakroom completes the ground floor accommodation.

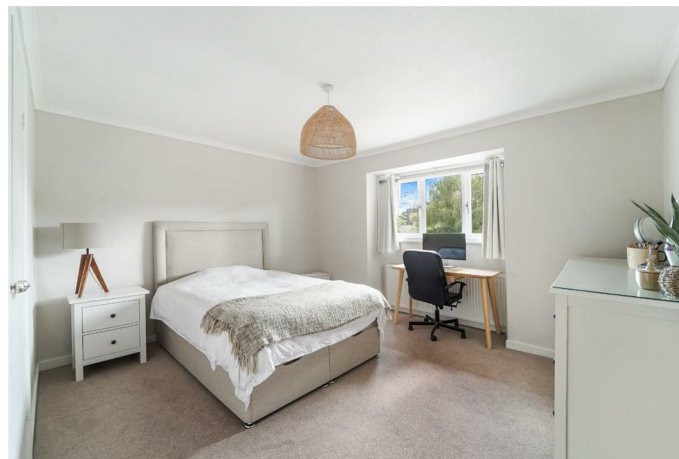
Upstairs, the excellent proportions continue with three particularly generous bedrooms, each offering comfortable and versatile accommodation. The family bathroom has also been comprehensively updated and now provides a luxurious four piece suite, finished to the same high standard evident throughout the rest of the home.

Outside, the property enjoys an attractive and generous frontage with driveway parking and a useful garage store. To the rear, the secluded garden provides an excellent degree of privacy and offers plenty of space for relaxing, entertaining and family use. A detached garden pod provides a particularly valuable addition and makes an ideal home office, studio or peaceful workspace away from the main house.

Treadwell Road has long been regarded as a highly desirable location, and our clients' 25 years of ownership perhaps says more about the neighbourhood than we ever could. Epsom town centre and mainline railway station are readily accessible, while the wide open spaces of Epsom Downs are equally convenient, creating an excellent balance between town and country living.

With its generous proportions, excellent natural light, high-quality recent improvements and beautifully balanced accommodation, this is a home that has clearly been cherished and carefully invested in. An internal inspection is strongly recommended to fully appreciate the quality, space and practicality it offers.

Tenure- Freehold
Council Tax Band- F



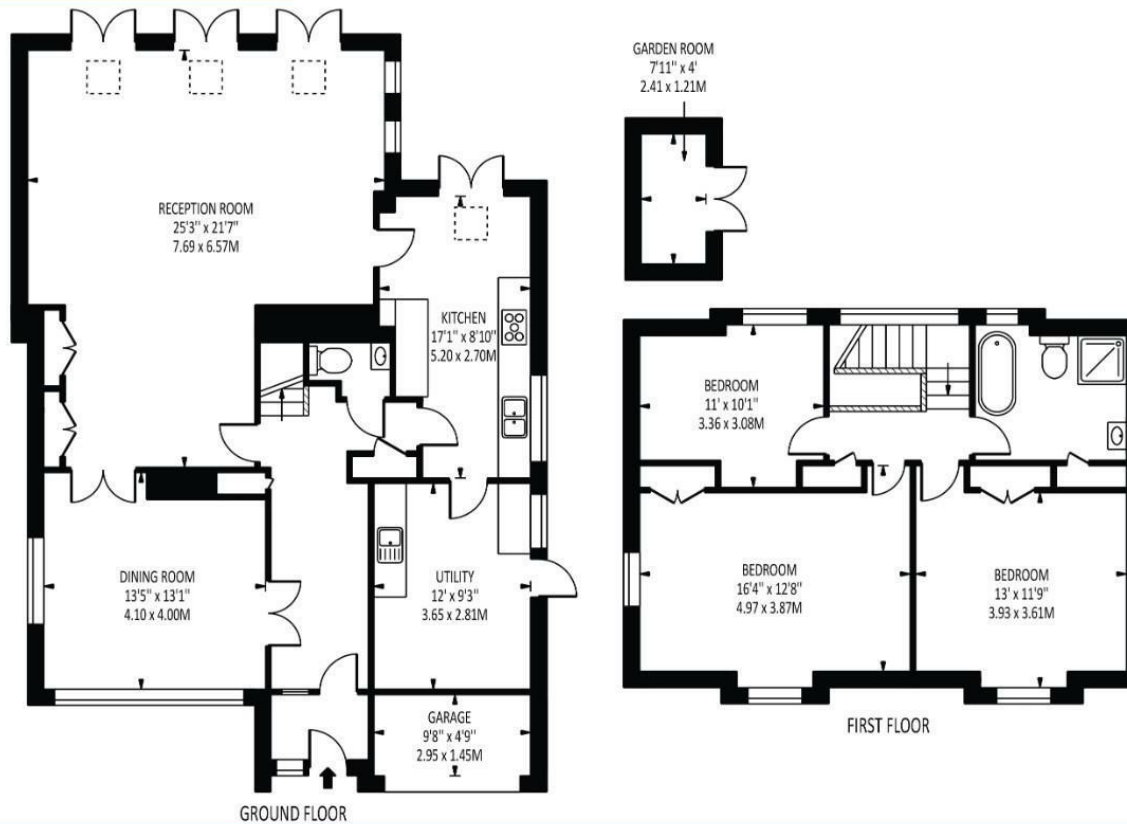


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Treadwell Road

Total Area: 1805 SQ FT • 167.71 SQ M
(Including Garage & Garden Room)
Garage Area : 46 SQ FT • 4.28 SQ M
Garden Room Area : 31 SQ FT • 2.92 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		
England & Wales		EU Directive 2002/91/EC

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