



Higher Green, Epsom

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- No ongoing chain
- An impressive plot of 0.24 of an acre
- Attractive detached family home
- Four bedrooms, three receptions
- 110ft x 50ft South/Westerly rear garden
- Large driveway with garage & workshop
- Kitchen/breakfast room
- Utility room & downstairs shower room
- Ensuite shower room & family bathroom
- Outstanding catchment for local schools

Welcome to this charming detached house located on Higher Green in the sought-after neighbourhood of Epsom. This property boasts ample space with three reception rooms and four bedrooms, offering plenty of room for any growing family or those who love to entertain.

With a generous 2,080 sq ft of total living space, this house sits on a spacious 0.24-acre plot that is South/Westerly in aspect and has a mature screening of trees to the rear, providing a tranquil and private setting. The large driveway adds a touch of practicality to the property, offering convenience with a great first impression.

Inside, you'll find four well-appointed bedrooms and three 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.



Situated in an outstanding school catchment area, this home is ideal for families looking to provide their children with access to top-quality education at both primary and secondary level. Don't miss out on the chance to own this delightful property with great potential for creating your dream home in a desirable location.

It's easy to see why our clients have been so happy here for the last 20 years and given that this is an extremely rare opportunity, early viewing is strongly advised to avoid disappointment by vendors' sole agent.

The ground floor accommodation benefits from well proportioned rooms and comprises a welcoming entrance hall, extended living room that links to the study/snug which in turn links to a bay fronted dining room making a fantastic flowing reception space that is perfect for entertaining.

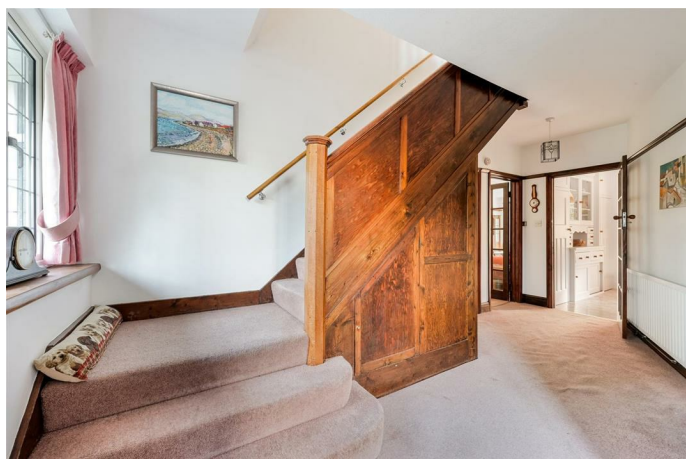
There is a spacious extended kitchen/breakfast room whilst the ground floor is completed by a utility room and a downstairs shower room for added practicality.

The impressive space continues on the first floor with four very nicely proportioned bedrooms, a large ensuite shower room and a family bathroom. Outside, the generous driveway provides off street parking for numerous vehicles whilst the tandem garage also provides a workshop area to the rear.

The garden which measures 110ft x 50ft 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.

The property sits on a highly desirable road and is equidistant from Epsom & Ewell East railway stations with connections to Waterloo and Victoria. Epsom Downs station is within walking distance and the property is also within the sought after Wallace Fields Infant and Junior Schools catchment area as well as being within very close proximity of the internationally renowned Epsom College.

Tenure - Freehold
Council tax band - G



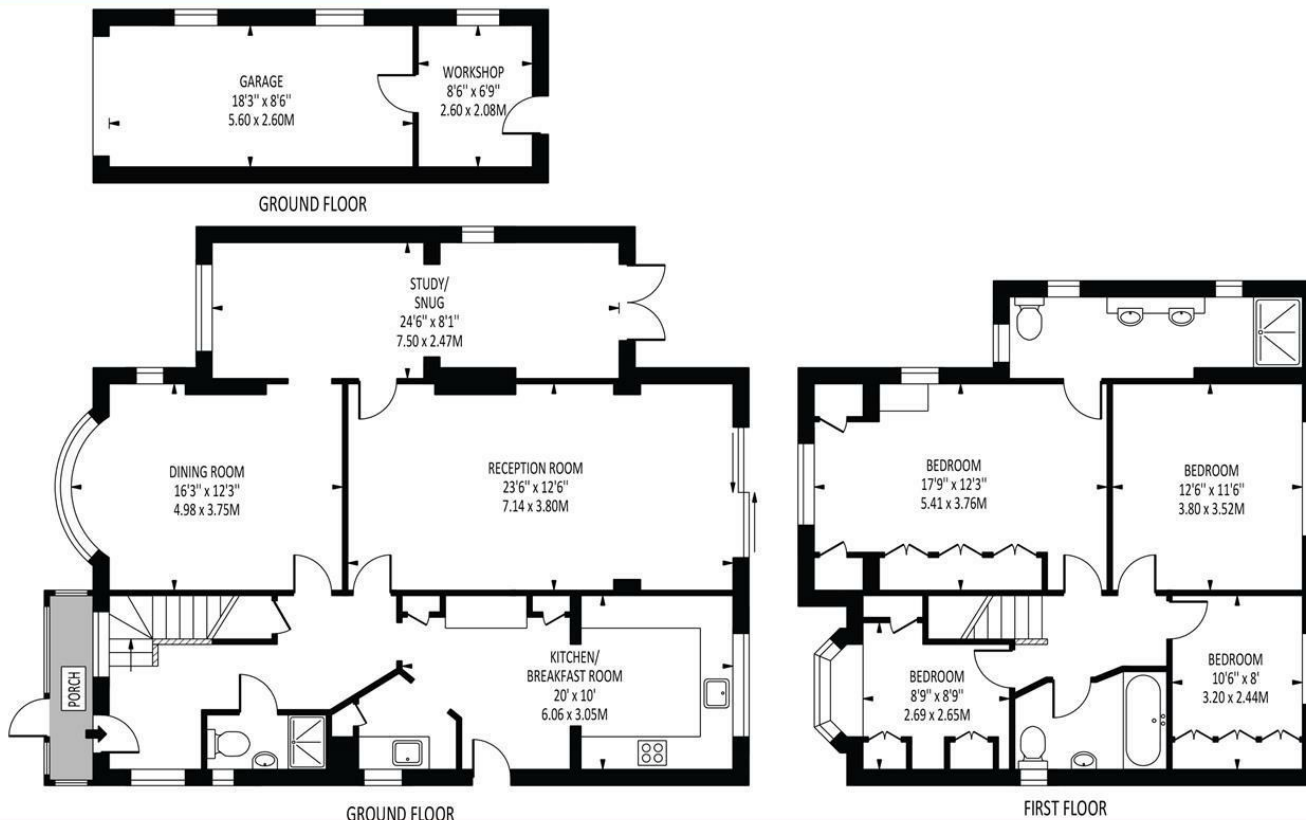


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Total Area: 2080 SQ FT • 193.20 SQ M
(Including Garage & Workshop)
Garage Area : 157 SQ FT • 14.56 SQ M
Workshop Area : 58 SQ FT • 5.41 SQ M



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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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