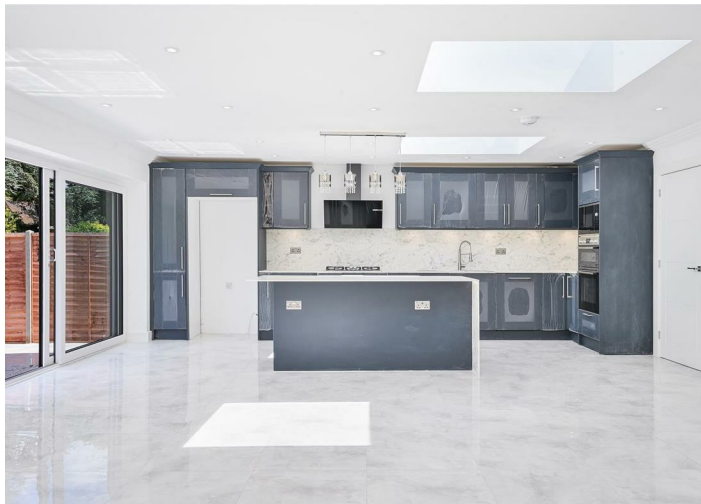




Claremount Gardens, Epsom Downs, Surrey  
Offers Over £1,000,000 - Freehold

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**WILLIAMS  
HARLOW**











Price range £1,000,000 to £1,150,000

This meticulously extended detached bungalow offers a perfect blend of modern living and classic charm. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The accommodation comprises four generously sized double bedrooms, providing ample space for relaxation and privacy.

The two well-appointed bathrooms ensure convenience for all residents and guests alike. A standout feature of this home is the brand new outdoor brick-built studio, complete with a kitchen and shower room, offering versatile options for use as a home office, guest accommodation, or a creative space.

Set on a sizeable garden plot, the property is surrounded by lush greenery, creating a serene outdoor retreat. The garden is perfect for family gatherings, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the property benefits from plentiful parking, making it easy for residents and visitors.

Situated in a highly desirable cul-de-sac location, this bungalow is just a short distance from the renowned Epsom Downs, known for its stunning views and recreational opportunities. This home is not just a property; it is a lifestyle choice, offering comfort, space, and a prime location in a highly desirable area. Whether you are looking to settle down or invest, this exceptional bungalow is a must-see.

## THE PROPERTY

A substantial property which has been re-imagined and extended and just completed by the present owner to a high attention to detail. Embarking on the tour you will notice the luxury entrance hall which serves all bedrooms and leads to a dynamic open plan kitchen family room to the rear with all integral Bosch appliances, which supports every day family needs. An excellent example of the last point is the brand new self contained studio with its own kitchen and shower room located in the rear garden which has a multiple of uses. The garden is a sizeable plot can be enjoyed and viewed from the elevated patio which expands the rear width of the property. The accommodation is designed over one floor and includes separate WC, main bathroom and utility room with Bosch appliances.

## OUTSIDE SPACE

To the front of the property there is a large parking area suitable for upto eight vehicles which also continues to the side of the property. To the side there is further parking to the rear, a sizeable garden plot which offers a high degree of privacy where there is a characterful storage shed, as well as the fantastic studio.

## THE LOCAL AREA

Epsom Downs is superb if you haven't already visited and unlike any other Surrey towns, Epsom Downs offers you easy access to a vast array of green open spaces alongside easy access to the A217, M25. A3 and other major road networks. It is also located close to the famous Epsom Downs Racecourse, home to the Epsom Derby. It is generally considered to be a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

## VENDOR THOUGHTS

This property has been meticulously restored by us to create an excellent layout which compliments a multitude of uses from what we think is a downsizer or a family. We hope you will notice the high attention of detail which we carefully crafted into all areas.

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11  
Warren Mead Infant School – Ages 2-7  
Epsom Downs Community School – Ages 3-11  
Shawley Community Primary Academy – Ages 2-11  
The Beacon School Secondary School – Ages 11-16  
St Andrews Catholic School – Ages 11-19  
Sutton Grammar School – Ages 11-18  
Rosebery School – Ages 11-18  
Nonsuch High School for Girls – Ages 11-18  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## LOCAL TRAINS

Tattenham Corner Station – London Bridge, 1 hour 9 min  
Epsom – London Bridge or London Victoria 50 min  
Epsom Downs to London Victoria 1 hour 1 min  
Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Epsom – London Bridge or London Victoria 50 min  
Epsom Downs to London Victoria 1 hour 1 min

## LOCAL BUSES

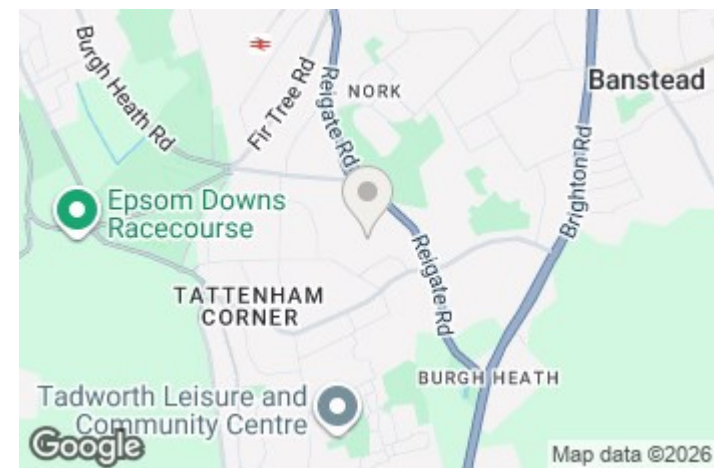
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields

## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26



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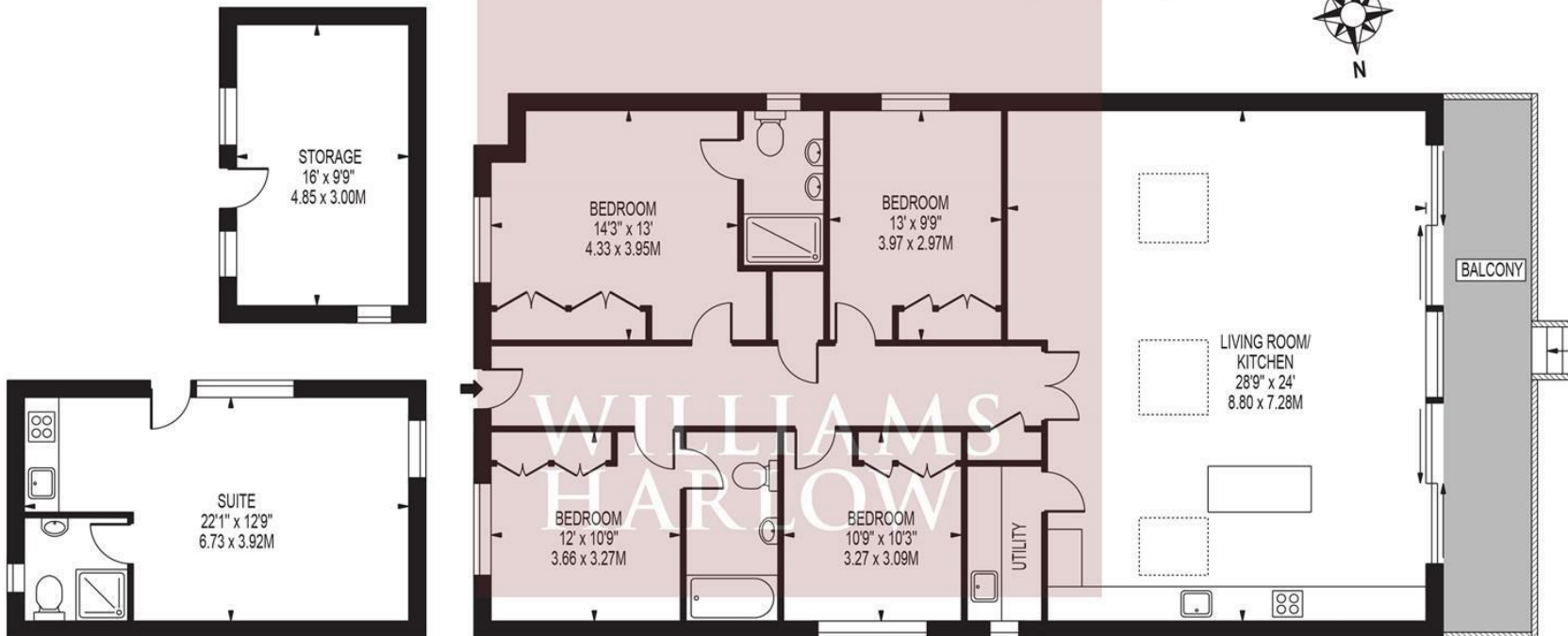
## CLAREMOUNT GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1556 SQ FT - 144.53 SQ M

(EXCLUDING STORAGE & SUITE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 157 SQ FT - 14.55 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUITE: 284 SQ FT - 26.38 SQ M



GROUND FLOOR

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 OR 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		59	
(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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