Kenmore Close, Epsom Downs, Surrey

Offers In Excess Of £1,500,000 - Freehold

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WILLIAMS HARLOW

Family

NEW YORK

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Located in the exclusive cul-de-sac of Kenmore Close, Epsom, this impressive detached house offers a perfect blend of elegance and comfort. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space. The house boasts four reception rooms, providing versatile areas for relaxation, entertainment, and family gatherings.

Positioned on an elevated site, the property adjoins the perimeter of the renowned Epsom Downs Racecourse, adding a touch of charm to its already appealing location. The wide kerb appeal and attractive elevations of the house create a welcoming atmosphere, making it a standout choice in the neighbourhood.

For those with multiple vehicles, the property offers generous parking for up to five cars, ensuring convenience for both residents and guests. The established landscaped gardens provide a serene outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

One of the unique features of this home is the dedicated cinema room, which promises countless hours of entertainment for family movie nights or gatherings with friends. This property truly embodies the essence of ideal family accommodation, combining comfort, style, and practicality in a sought-after location.

In summary, this remarkable home on Kenmore Close is a rare find, offering a luxurious lifestyle in a tranquil setting, while still being close to the vibrant amenities of Epsom. Don't miss the opportunity to make this exquisite property your own.

THE PROPERTY

With over 3,000 feet of accommodation the property has been completely re-imagined and extended and considered in vendors ownership. Embarking on the tour you will notice the luxury fittings. The house dramatically mirroring a vibrant family life, a balanced layout to support a central family every day needs. An excellent example of this last point is that the property benefits from a study, sitting room and sizeable cinema room with full width kitchen/family dining room to the rear enjoying outlook over the garden. To the first floor you will find five bedrooms laid out over a spacious landing. The principle bedrooms one and two enjoy en-suite facilities alongside a main family bathroom. The cinema room could also be a games and a party space for winding down and relaxation together. This property offers something for everyone and is now ready to view.

OUTDOOR SPACE

The plot enjoys an almost direct southerly aspect expanding the perimeter on trees affording a high degree of privacy. Without doubt the gardens are considered some of the most impressive within the development. It has taken years of investment and time to produce a near show garden as this one. An absolute must to be seen including the children's zip wire.

THE LOCAL AREA

Epsom Downs if you haven't already visited is a must. Unlike many other Surrey towns it offers a short walk to the world renowned famous Epsom Downs Racecourse, the home of the Epsom Derby. There is a thriving local high street with plenty of independent shops and a mainline train station at Tattenham Corner which connects to London. There area excellent schooling and vast green open spaces. However it is the general relaxed and peaceful neighbourhood which allows you take evening walks without a second thought and a community where people feel invested.

VENDOR THOUGHTS

We purchased this property from and have enjoyed many happy memories with our own children and now our multiple grandchildren. It has been a great house and we have enjoyed fun, laughter and celebration over the years as it has acted as a hub for our extended family and friends. It is now time for us to downsize to a smaller property within the area and we sincerely hope that the new owners enjoy the property as much as we have.

WHY YOU SHOULD VIEW

Mixing with your piers from Epsom Downs this house has to compete and more than holds its own compared to alternatives within the market and local area. A must view property to experience the property's aura.

LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Epsom Downs Train Station – London Victoria 1 hour
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes

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

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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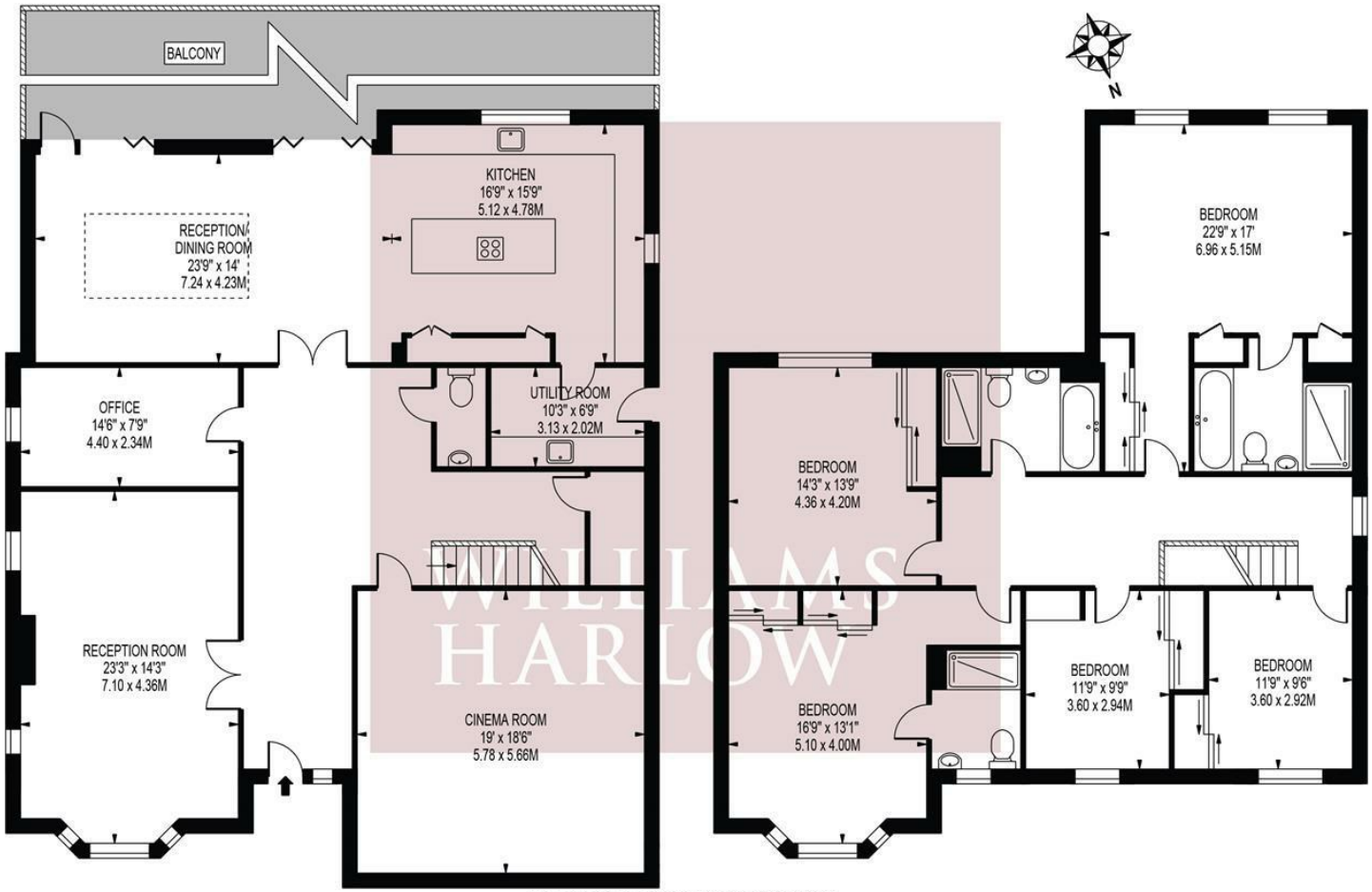
KENMORE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **3307 SQ FT - 307.26 SQ M**



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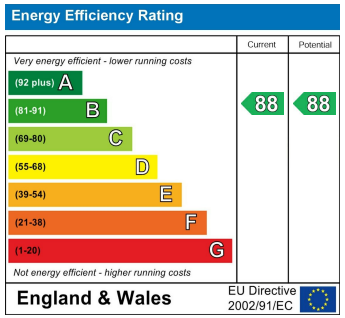

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