

# Longdown Lane North

## Epsom, KT17 3JH

WILLIAMS HARLOW ARE PROUD TO PRESENT A STUNNING 5 BEDROOM FAMILY HOME TO THE MARKET. Situated on an affluent road, located equal distance between Banstead and Epsom High Streets and in the catchment area for all the local schools, the house offers excellent accommodation. A large kitchen-diner with bi-fold doors to the rear and a double-size reception room with separate WC and large utility room downstairs; upstairs consists of 5 double bedrooms and 3 bathrooms (2 en-suites), all in immaculate condition. Further benefits include a good-size rear garden, full-length garage and large private driveway. Available immediately on an unfurnished basis.

£4,300 Per Calendar Month -



## OUTSIDE DRIVEWAY

Laid to gravel with fence and hedge borders.  
Set back from the road for privacy and quiet.

## ENTRANCE

Feature wooden door with double locks

## HALLWAY

New wood flooring with access to all rooms:

## RECEPTION ROOM

Double size room with feature brick fireplace and bay window to the front with additional corner window

## KITCHEN-DINER

Large open-plan room with tiled floor and fully equipped kitchen with integrated appliances.  
Bi-fold doors open out onto the back garden patio.

## UTILITY ROOM

Equipped with sink and washing machine

## DOWNSTAIRS WC

WC and hand-basin

## STAIRCASE

Glass and wood staircase up to first floor accommodation:

## BEDROOM ONE

Double size room overlooking the front driveway

## EN-SUITE 1

Shower cubicle, WC and hand-basin

## BEDROOM TWO

Double size room with dual aspect to side and rear

## EN-SUITE 2

Shower cubicle with WC and hand-basin

## BEDROOM THREE

Double size room overlooking the rear garden

## FAMILY BATHROOM

Shower cubicle, bath, WC and his & hers hand-basins

## BEDROOM FOUR

Double size room overlooking the front driveway

## BEDROOM FIVE

Double room overlooking the rear garden

## GARAGE

Single width, double length garage with up and over front doors and single rear door to garden

## OUTSIDE REAR

Large garden laid mainly to grass with good size patio area and separate storage shed

## COUNCIL TAX

Council Tax Band G (£4,218.07) 2026 / 27



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.

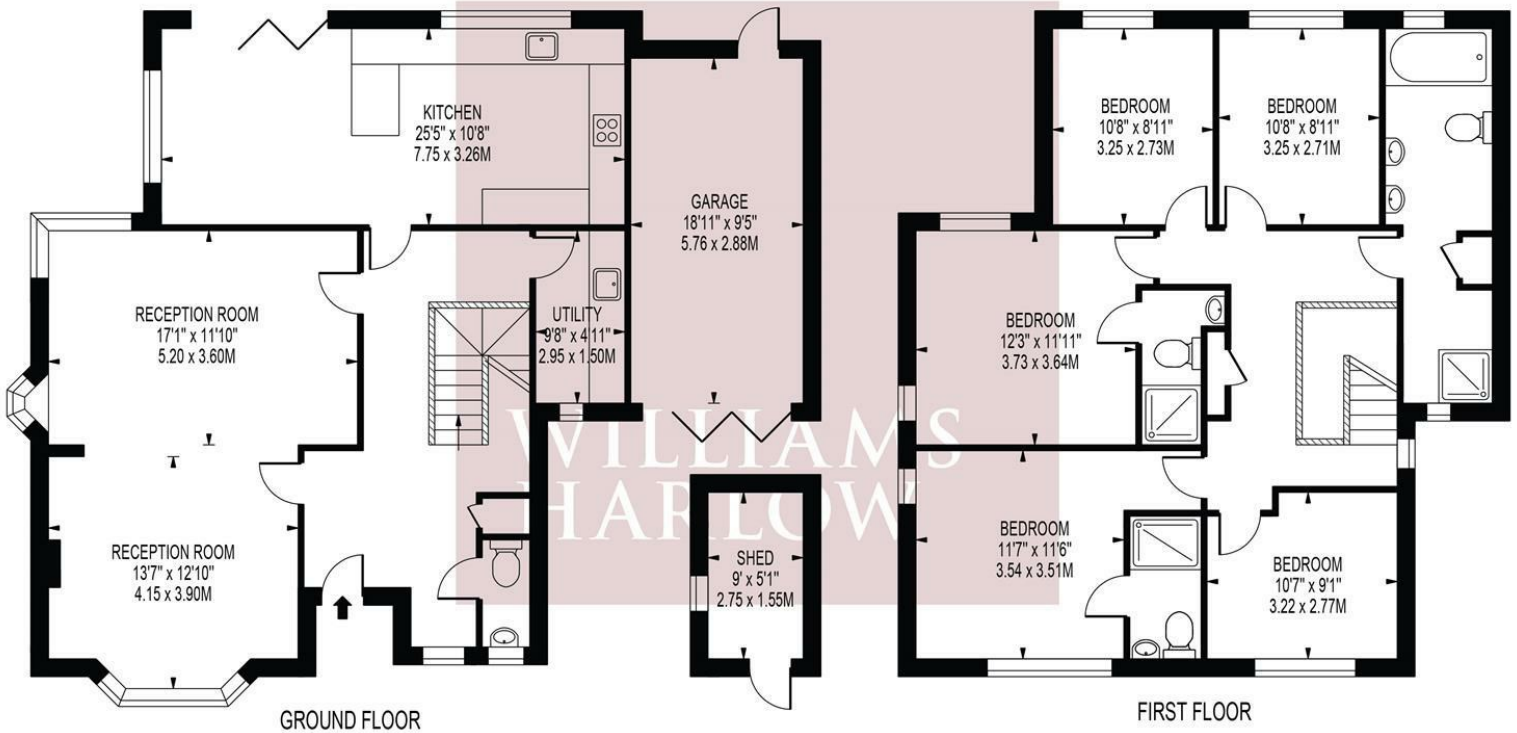
**WILLIAMS  
HARLOW**

## LONGDOWN LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1895 SQ FT - 176.02 SQ M  
(EXCLUDING SHED & GARAGE)

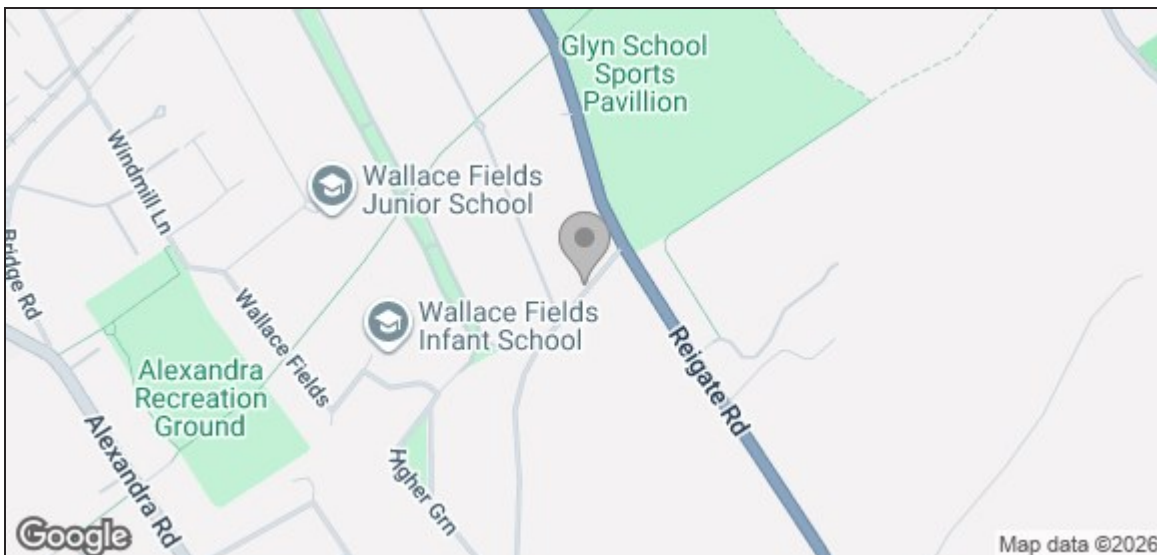
APPROXIMATE GROSS INTERNAL AREA OF SHED: 48 SQ FT - 4.48 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 181 SQ FT - 16.82 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC