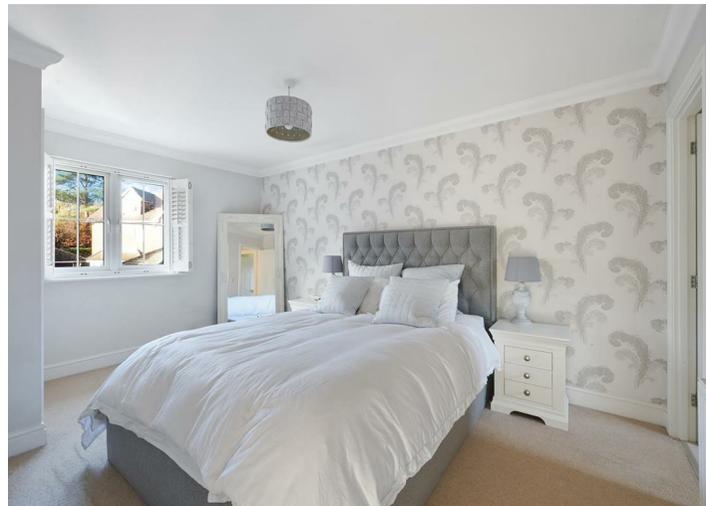




Osprey Drive, Epsom,  
Offers In Excess Of £750,000 - Freehold

-  4
-  2
-  2

**WILLIAMS  
HARLOW**





White shaker-style upper kitchen cabinets with silver knobs, including a tall cabinet for the range hood.

A three-pane window with a light-colored blind, offering a view of trees and a building.

A white countertop island with a white base, featuring two light-colored upholstered bar stools with wooden legs and decorative nailhead trim.

White countertop with a stainless steel sink, a chrome faucet, a silver kettle, a toaster, and a coffee maker.

Stainless steel gas cooktop and oven unit.

A white door with a silver handle and hinges, set in a white frame.

A white radiator with a silver valve, positioned against the wall near the door.

Two pendant lights with clear glass shades and brass-colored tops, hanging from the ceiling.

White ceiling with recessed lighting fixtures.

White crown molding along the top of the wall.

White baseboard along the bottom of the wall.







NO ONWARD CHAIN and located in the desirable Cul-de-Sac of Osprey Drive, Epsom Downs, this modern detached house presents an exceptional opportunity for families seeking a spacious and contemporary home. Boasting four well-proportioned bedrooms, this property is designed to accommodate both comfort and functionality.

Upon entering, you will find two inviting reception areas that offer versatile spaces for relaxation and entertainment. The heart of the home is undoubtedly the re-fitted kitchen, completed in 2023, which features modern appliances and stylish finishes, making it a perfect setting for culinary enthusiasts and family gatherings alike.

The property also includes two well-appointed bathrooms, ensuring convenience for all residents. Outside, the house benefits from a garage and two dedicated parking spaces, providing ample room for vehicles and additional storage.

Situated in a sought-after location, this home is ideally placed for access to local amenities, schools, and transport links, making it a perfect choice for those looking to enjoy the best of Epsom Downs living. This property is not just a house; it is a place where memories can be made and cherished for years to come. Do not miss the chance to make this stunning home your own.

## THE PROPERTY

The property is a modern four bedroom detached home with two bathrooms, approximately 18 years old which offers over 1,300 sq ft living accommodation excluding the garage which is an additional 170 sq ft. There are two generous reception areas, one being the re-fitted kitchen/diner. There is a living room, downstairs WC, four bedrooms to the first floor with an en-suite to the master bedroom and an additional family bathroom. The property is located in a quiet residential cul-de-sac in the popular Epsom Downs area.

## OUTSIDE AREA

The property has two parking spaces and a garage. To the rear

there is a manageable east facing garden which is low maintenance with a patio area, an additional seating area and an area laid to artificial lawn.

## THE LOCAL AREA

The local area of Epsom Downs is renowned for the famous Epsom Derby both with Banstead village and Epsom town centre within easy reach. It is a lovely popular area which is enjoyed by families and has many local amenities including parks, excellent schools, shops and restaurants.

## KEY FEATURES

Chain free - Private road - Quiet location- Modern property - Low maintenance - Re-fitted kitchen in 2023 - Two parking spaces - Garage - En-suite to the master bedroom

## 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  
Epsom College 11-19 year olds  
Wallace Fields Infants School and Nursery 2 to 7 year olds  
Wallace Fields Junior School - 7 to 11 year olds  
Little Downsend School - 2 to 7 year olds  
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.

## SERVICE CHARGE

£58 per month for the road.

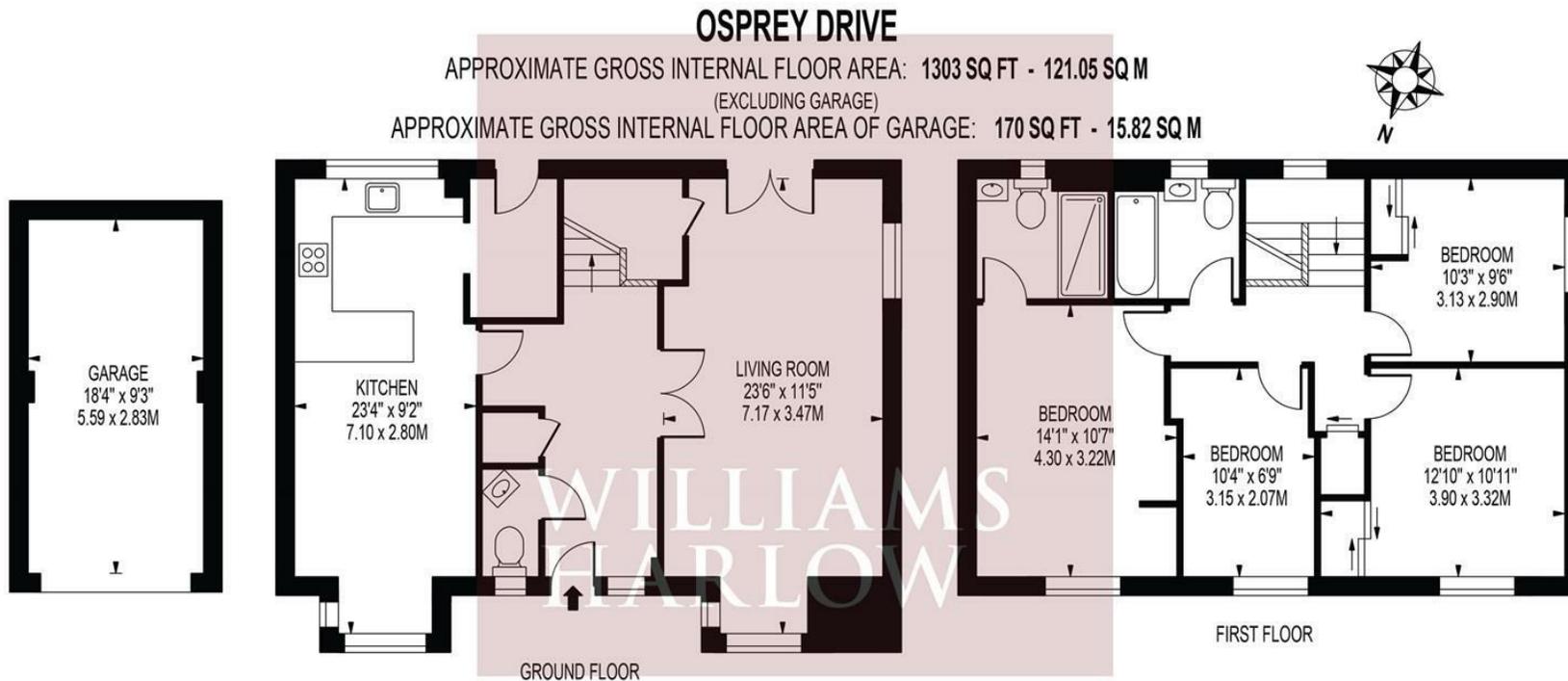
## COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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



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