Epsom Road, Epsom,
Guide Price £850,000 - Freehold

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WILLIAMS HARLOW

SPORTS

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THE ROLLING STONES
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Williams Harlow - A handsome house which is conveniently positioned for Glyn school and Wallace Fields infants and juniors. With Ewell Village and Epsom both within walking distance the property boasts access to a wealth of shops, restaurants and train stations. The house itself is comfortably decorated with modern features alongside some original period detailing. Four sizable bedrooms and three reception rooms headline. Ready to view now via Williams Harlow estate agents.

The Property - Character

Living in a detached house is akin to flying first class; once you have experienced it you will never want to go back. Partially obscured from view by the entrance gates, this handsome house with its wide double front really looks the part as you approach. Inside and the house offers a flowing layout with the central hall and landing providing the access between rooms. Four bedrooms, most with fitted wardrobes, wait alongside the family bathroom. The ground floor has three reception rooms, a large reception entrance hall, a kitchen and a ground floor lavatory. The décor is calm and collected with a soft colour palette. Measuring circa 1700 sq ft the house helps balance busy growing family life with everyday needs.

Outdoor Space - Easy To Maintain

Gated driveway which provides parking for multiple cars. A south east facing rear garden which is practical and private.

Local Area - Ideal

We cannot press enough how convenient and life enhancing a convenient location is. The reassurance for you and your children to be able to walk to school is undoubtably a win, whilst the ease of having multiple transport options to central London can remove the stress of 'leaves on the track' delays. Ewell Village high street and Epsom town centre are both under a mile away. Life isn't just about shops and bustle, Epsom offers rolling down land where morning walks reward you with glorious views across London, lifting mists off lush hills and exercising race horses. Epsom is highly sought after as conduit between London and Surrey.

Why You Should Buy

A rewarding family home and a location which balances work/life needs and treats perfectly.

Vendor Thoughts

Holly Trees has been our cherished family home for over a decade. There are outstanding local school catchments at infant, junior, and senior school level. Three nearby stations (Ewell East, Ewell West, and Epsom) are all within comfortable walking distance, making a commute into London remarkably straightforward. It is a home that has served our family wonderfully, and we have every confidence it will do the same for its next fortunate owners.

Local Transport

Trains:
Ewell East Station 0.6 miles
Ewell West Station 0.7 miles
Epsom Station 0.8 miles
Bus:
293 Epsom To Morden
467 Epsom To Kingston
S2 Epsom To St Helier

Features

Four Bedrooms - Three Reception Rooms - Parquet Wooden Flooring - Detached - Gated Entrance - Off Street Parking - Good Condition - South East Facing Garden -

Benefits

Easy To Maintain Garden - Privacy and Security From Gates - Convenience From Parking Spaces - No Work Required - Potential To Extend If Required -

Walk To - Drive To

Reasonable Walk To: Nonsuch Park - Ewell Village - Epsom Town Centre - Bus Stops - Train Stations - Glyn - Wallace Fields - Large Sainsburys - Kiln Lane - Nescot

Reasonable Drive To: Kingston - Sutton - Surrey Hills - M25 - A3 - A217 - Gatwick - Heathrow

EPC AND COUNCIL TAX

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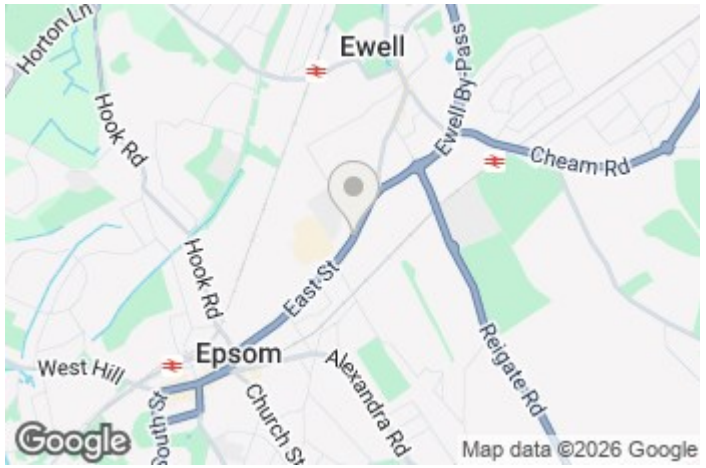
Why Williams Harlow

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.



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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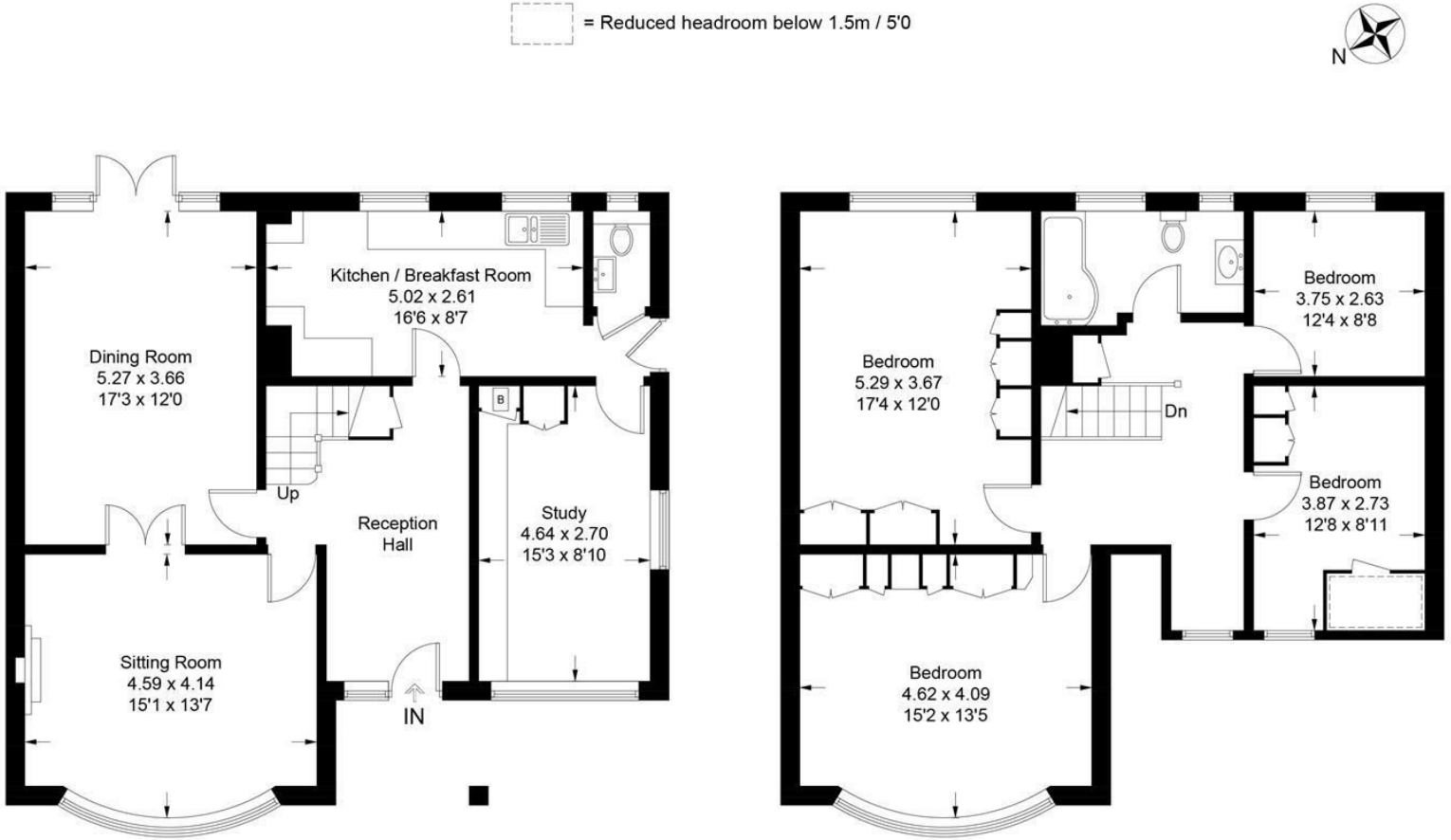
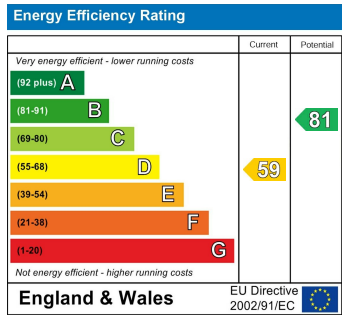
Approximate Gross Internal Area = 157.8 sq m / 1698 sq ft

= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1338117)

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