



Bunbury Way, Epsom Downs, Surrey

Guide Price £825,000 - Freehold



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Williams Harlow - Modern builds aren't normally associated with such charm, this handsome house is impressively spacious and immaculately presented. High ceilings and fireplaces are blended with kitchen dining rooms and en-suite bathrooms; the best of both worlds. The house has exceptional practicality with ground floor lavatory, separate utility room, fitted wardrobes and a family room over looking the garden. Moments from a train station servicing London Victoria, Epsom Down Golf course and Epsom race course.

### The Property - Modern Luxury

Modern houses offer huge benefits in terms of living standards and low cost maintenance but can sometimes lack in the aesthetics, not this house, the promise of modern living is wrapped in handsome apparel. Beyond the dashing character frontage, the interior is spacious with high ceilings and a sense of room to move within. Two floors of accommodation await, ground and first. The ground floor includes lounge, cloakroom, kitchen family room and separate utility room. The first floor offers four bedrooms with fitted wardrobes, two bathrooms, large landing with airing cupboard. Naturally modern décor which feels luxurious there should be much to do or change for any buyer.

### Outside Space - Parking To Front

A small slip accesses these houses from the road where the planting is pretty and the road is quaint. Two parking spaces are directly outside the house. The south east rear garden is smallish at 55 ft, but includes everything most families will need through the patio and lawn.

### Local Area - Rich Lifestyle

Epsom Downs is certainly a wonderful place to live and there is something life enhancing to a morning mist rolling over the downs with race horses exercising in the backdrop. Additionally Epsom Downs has its own golf course and train station serving London Victoria all within short walks. Certainly picture esq but still within a reasonably short journey from Central London.

### Why You Should View

Very popular, these houses offer easy modern living close to Epsom town centre and Epsom college whilst blending a gorgeous back drop of the local scenery.

### Features

Four Bedrooms - Semi Detached - Parking x 2 - Two Bathrooms - Kitchen Dining Room - Period Esq Features - South East Facing Garden - Fitted Wardrobes - Separate Utility Room - Cloakroom

### Benefits

Immaculate Décor - Short Walk To Train Stn - Short Walk To Epsom Downs - Modern Build

### Walk To

Epsom Downs Train Station - Epsom College - Bus Stop Servicing Epsom Town Centre - Epsom Downs - Epsom Golf Course - Shops At Drift Bridge - Shops At Tattenham Corner

### Local Schools

Epsom College - 0.34 Miles - 11 To 19 Yrs  
Wallace Fields Infants and Junior - 0.89 Miles - 2 To 11 Yrs  
Warren Mead infants and Junior - 0.58 Miles - 2 To 11 Yrs  
Glynn - 1.59 miles - 11 - 18 Yrs -

### Local Transport

Trains:

Epsom Downs Station 0.1 miles, London Victoria  
Ewell East Station 1.6 miles, London Victoria and London Bridge  
Epsom Station 1.48 miles, London Victoria, London Bridge, Waterloo

Buses:

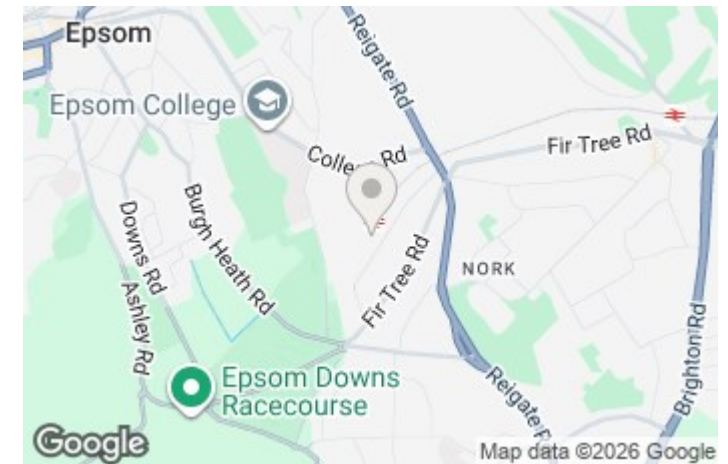
166 - Epsom To Croydon

### EPC And Council Tax

B and F

### Why Williams Harlow

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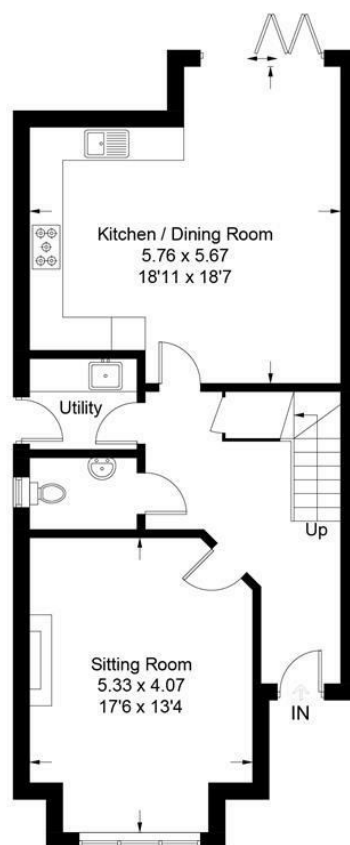
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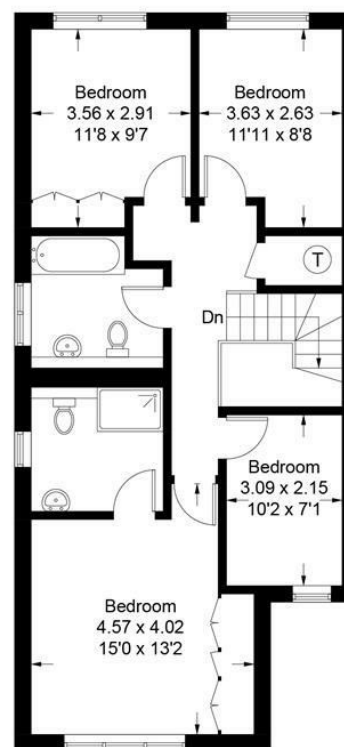
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Approximate Gross Internal Area = 138.5 sq m / 1491 sq ft



Ground Floor



First Floor

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 84      | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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. (ID1337410)

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