



Banstead Road, Epsom,  
Offers In Excess Of £1,200,000 - Freehold



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**WILLIAMS  
HARLOW**























Williams Harlow Cheam – Size, scope and location all found in this one impressive package. The handsome period house is favourably set and ideally located for Nonsuch, Glynn and Ewell Castle schools and as well as Ewell East train station. The size, over 3000 sq ft, is incredibly generous and will suit and house large to medium sized families easily and readily. Ready to view now.

## The Property

A house which seems to offer something for everyone. From games rooms to kitchen dining, from annex suite on the ground floor to master suit on the 1st floor, from six to seven bedrooms to four bathrooms. Spread across four floors, including cellar, the property feels inherently spacious and impressive. To accommodate an older child, it could just as well do the same for guest or another generation, the vendors built upon and created the annex style accommodation which includes bedroom, shower room and lounge with kitchen. This works very well in contrast to the two other reception rooms and kitchen dining room. Picking up on the kitchen dining room, very nicely proportioned and positioned, there is a separate utility room making the first room more usable and pleasant. Of the upper floors the smallest bedroom is 10ft x 8'6 which is certainly a double and constitutes double bedrooms across the board. The décor is modern but characterful to perfectly reflect the age of the property.

## Outdoor Space

A very large frontage measuring 91 ft in width with dual entrance and sweeping driveway welcomes you home. The rear garden measures 95 ft and arrives at a point toward the end of the garden. The plot is fan shaped.

## The Local Area

The location is superb; between Ewell and Cheam Village and minutes from Ewell East train station, it's very convenient for commuters and shoppers alike. Depending on age and needs, the area has something for everyone, from Nonsuch and Glynn schools to Nonsuch park and David Lloyd health centre. The rugby fields, within a few hundred yards, host a car boot sale

most Saturdays for general interest and the village centres are good for café society lunches and convenience. Going toward Banstead, Cuddington golf course isn't far away. The area is diverse and rich in amenity value.

## Vendor Thoughts

Having lived in Southern England for some time our sights are set on moving back up north. Our family have grown and thrived in this house.

## Why You Should View

Offering excellent value for money, you will find it hard to replicate the size, location and internal décor. As with all property there will be a compromise somewhere but relatively and all things considered this as good as it gets within this price segment.

## Features

Six To Seven Bedrooms - Detached - Carriage Driveway - 95ft Rear Garden - Annex - Kitchen Dining Room - Separate Utility Room - Multiple Bathrooms - Cellar - Period Architecture

## Benefits

Lots of Storage - Practical Uses - Double Bedrooms - Lots Of Parking - Close to Ewell East Train Station - Close to Nonsuch - Close to Glynn - Close to Ewell Castle - Close to Nonsuch Park

## Local Schools

St Dunstons - State- Mixed - Ages 5 - 11  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19  
Cuddington Croft – Mixed – State – 3 – 11  
Ewell Castle – Mixed – Fee paying – 3 – 18  
Glynn – Boys – State – 11 – 18

## Local Transport

Ewell East Station – Same line as Cheam – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Cheam Train Station - London Victoria and London Bridge - Southern Service

Ewell West Station – Waterloo and Guildford – South Western Service – Circa 33 mins to Waterloo.

Local Bus Routes:

406 – Epsom to Kingston

293 – Epsom to Morden

470- Epsom to Colliers Wood

467- Epsom to Chessington

E16- Epsom to Worcester Park

S2- St Helier to Epsom

## 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.

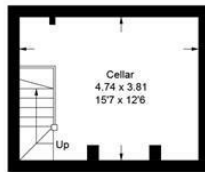
 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 285.4 sq m / 3072 sq ft

Cellar = 18.0 sq m / 194 sq ft

External Stores = 31.4 sq m / 338 sq ft

Total = 334.8 sq m / 3604 sq ft



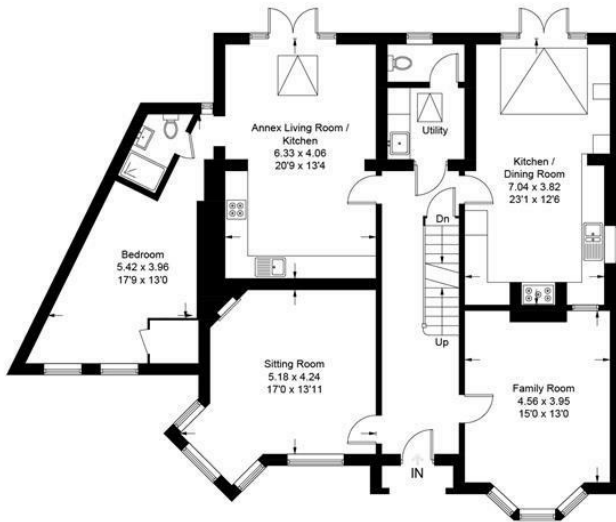
Cellar



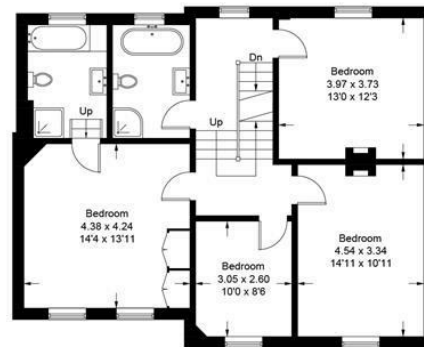
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second 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. (ID1196495)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

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