

## Downs Way Epsom, KT18 5LU

WILLIAMS HARLOW ARE EXCITED TO PRESENT A FOUR BEDROOM FAMILY HOME TO THE RENTAL MARKET. Situated on a quiet, residential cul-de-sac close to Epsom Downs Racecourse and with far-reaching views over the Epsom countryside, this is a wonderful family home. Comprising a full-house length lounge-dining room with garden access and a fully equipped, good size kitchen downstairs. Three double bedrooms, a family bathroom and study/reading area on the first floor with a further double bedroom with en-suite shower room on the top floor. Benefits from a private driveway and garage. Available late-August on an unfurnished basis.

**£3,000 PCM Unfurnished**



## DRIVEWAY

Private driveway laid to brick with space for at least 2 cars

## PORCH & FRONT DOOR

Double-glass fronted porch door and wood front door

## HALLWAY

Provides access to all rooms:

## LOUNGE-DINING ROOM

Full length room with bay window at the front and double-glazed door leading directly into the rear garden

## KITCHEN

Good size kitchen with all modern appliances, good amount of worktop space and direct access into the rear garden

## STAIRCASE

Carpeted leading up to:

## BEDROOM ONE

Double size room with carpets overlooking the rear garden and with countryside views beyond

## BEDROOM TWO

Double size room with bay window at the front of the house

## BEDROOM THREE

Double size room at front of the house extending over the garage

## READING AREA

A fully glazed area situated at the rear of the landing with countryside and garden views

## FAMILY BATHROOM

Shower over bath, WC and basin and heated towel rail

## STAIRCASE

Carpeted leading up to:

## BEDROOM FOUR

Double size room with built-in wardrobes, and double glazed windows over-looking the rear garden

## EN-SUITE SHOWER

Shower cubicle, WC, and basin with Velux tilting window

## REAR GARDEN

Laid mainly to grass with paved patio area adjoining the house

## GARAGE

Single size garage with access from the hallway and housing the boiler and washing machine as well as providing plenty of storage

## COUNCIL TAX

Council Tax Band F (£3490.99) 2025 / 26



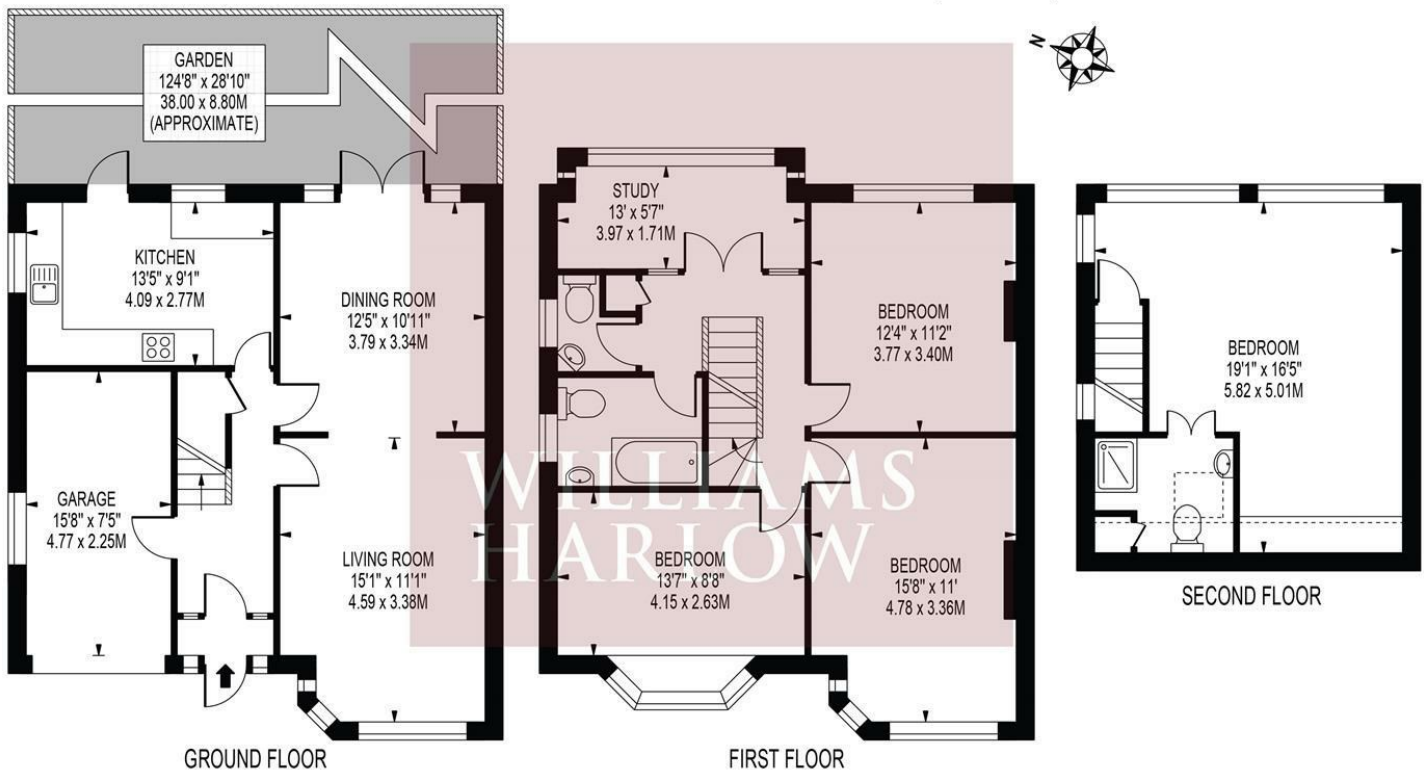


## DOWN'S WAY

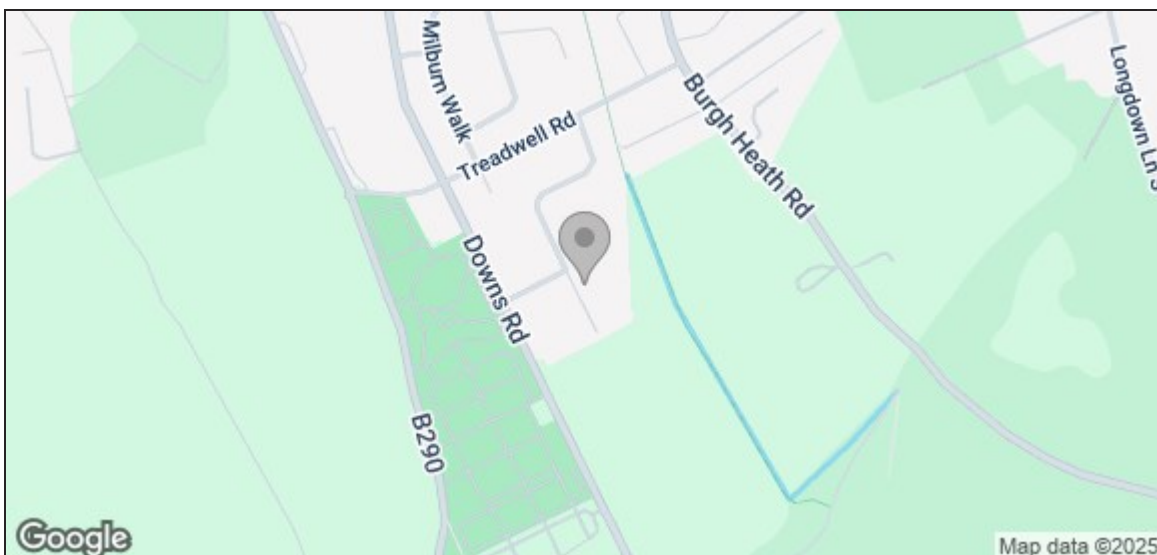
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1645 SQ FT - 152.82 SQ M**  
(INCLUDING RESTRICTED HEIGHT AREA & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **27 SQ FT - 2.55 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **115 SQ FT - 10.73 SQ M**



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>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	50	78
EU Directive 2002/91/EC		