



Longdown Lane North, Epsom,  
Offers In Excess Of £1,150,000 - Freehold



**WILLIAMS  
HARLOW**











Williams Harlow are proud to offer this spacious five double bedroom family home set within the Harwood Estate conservation area. With a handsome exterior and a luxury interior we heartily recommend your viewing and interest. Offered without an onward chain.

## The Property

Approaching the house from the drive the Mock Tudor style frontage is attractive with a large bay window to one side of the wood front door. Once inside the first feature you will see is the oak staircase and bannisters. Doors from the hall offer onto the sitting room, large kitchen/dining room, utility room and cloakroom WC some of which feature 21mm engineered pre-finished oak flooring.

The kitchen is stunning and every cook's dream with sublime pale green units and Cashmere Gold granite work surfaces from India. A luxury feature of the kitchen is the Tumble Travertone floor tiles made cosy by the underfloor heating. In addition to the built-in ovens, there is the ivory coloured 110 Rangemaster cooker with feature extractor above. An American style fridge/freezer is also a possibility as a water connection is available. The instant boiling water tap is a further specialist feature. The other main downstairs room is the sitting room which, although spacious and light, will never feel cold with the 7KW log burner lit.

Up onto the first floor galleried landing you will find the five very good sized bedrooms, two with en-suite shower rooms plus the large family bath/shower room with double hand basins there need never be a queue for family members in the morning! A beautiful feature upstairs is the Italian marble used in the master en-suite. Finally on the first floor there is access to the loft which benefits from 200mm insulation.

## Outside Space

Externally, the outside and gardens have been treated to the same care of finish as the house itself with LED lights on the driveway and spotlighting to the front and rear. The rectangular block paving to the front is both attractive and useful providing

plenty of off road parking. Of further note is the Staffordshire blue finishing brick to the patio surround where alfresco entertaining will be a delight with views down steps to the lush green lawn.

## Local Area

This property is ideally located in an area of natural beauty with an array of amenities and facilities including Epsom Downs, several golf courses and schools including Wallace Fields Juniors, Ewell Castle and Epsom College

## Why You Should View

Offered without an onward which Minimises the stress of the purchase, this luxury house is ideally located in the most sought after Ewell/Epsom location. Great value for money from a house which will faithfully serve your family for generation to come.

## Features

- Five Bedrooms - Three Bathrooms - Detached - Oak Floors - Kitchen Family Room With Stone Work Surfaces - Large Hallway With Glass Balustrade Staircase - Garage

## Benefits

No Onward Chain - Lots Of Off Street Parking - Walking Distance Of Epsom College - Character Features

## Local Schools

Ewell Castle – Mixed – Fee paying – 3 – 18  
Glynn – Boys – State – 11 – 18  
Nonsuch - Girls - Grammar - 11 – 19  
Wallace Fields Infant School and Nursery – Mixed - State  
School Ofsted: Outstanding, 2-7 years old  
Epsom College Independent School – Mixed - 11-19 years old  
Wallace Fields Junior School – Mixed - 7-11 years old State  
School Ofsted: Good  
Little Downsend Epsom – Mixed - 2-7 years old Independent  
School 0.5 miles

## Local Transport

Epsom Downs Station 0.6 miles Victoria – Southern  
Ewell East Station – 1 mile Victoria and London Bridge –  
Southern Service

Ewell West Station – 1.1 mile 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

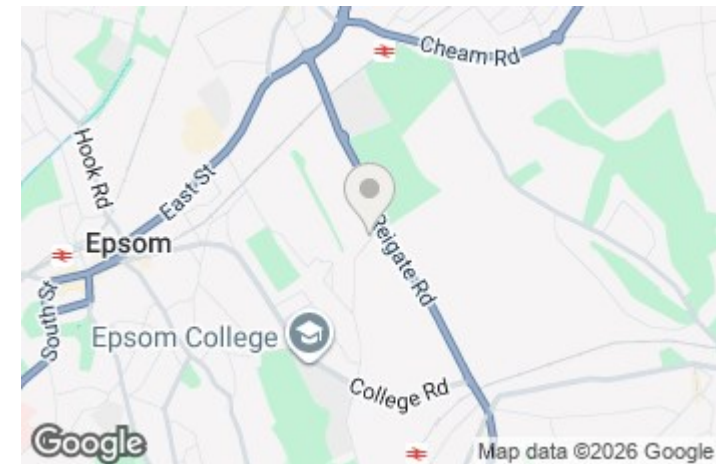
E16 Epsom to Worcester Park

## EPC And Council Tax

C AND G

## Why Williams Harlow

From our prominent Cheam Village office 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.



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  
 184 sq m / 1980 sq ft  
 Garage = 17 sq m / 183 sq ft  
 Storage = 4 sq m / 43 sq ft  
 Total = 205 sq m / 2206 sq ft



(Not Shown In Actual Location/Orientation)  
**Storage**



**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 any decisions reliant upon them. (ID 111750)  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>83</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>68</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 |           |

