



ALEXANDRA ROAD, EPSOM, SURREY, KT17

£925,000

FREEHOLD

Winkworth





ALEXANDRA ROAD

EPSOM, SURREY, KT17

THIS LARGE DETACHED HOUSE IS SITUATED IN THE SOUGHT-AFTER COLLEGE AREA OF EPSOM, AND SITS ON A MATURE PLOT WITH THE REAR GARDEN EXTENDING TO APPROXIMATELY 180 FEET IN LENGTH. WHILST THE PROPERTY DOES REQUIRE SIGNIFICANT MODERNISATION, IT OFFERS AN OPPORTUNITY TO CREATE A FANTASTIC FAMILY HOME

Ideally located just a short distance from Epsom Town Centre, and the green open spaces of Alexandra Park. Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally, not to forget the well regarded local schools for all age groups including Wallace Fields, Glynn, Roseberry, and Epsom College.



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The property itself is currently arranged and presented as two apartments, ground floor and first floor with separate private front doors, but was originally one large house.

The ground floor briefly comprises; entrance hall, spacious bay fronted reception room with feature fireplace, a dining room to the rear with sliding patio doors to the garden, a good sized kitchen, study area/bedroom and a family bathroom.

The first floor offers four genuine double bedrooms, with the principal bedroom benefiting from its own adjacent dressing room, and a family bathroom and separate WC.

Outside to the front the carriage driveway provides off street parking for several cars and access to the integral garage and side gate. The long rear garden backs onto allotments, with a block paved patio area adjacent to the house, whilst the remainder is mainly laid to lawn with mature trees and shrub borders, as well as a pond and purpose built outbuilding which could be refurbished and used as a studio/home office.

The property offers excellent scope for extending subject to the usual consents.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 15'10" x 12'11" (4.83m x 3.94m)
- Dining Room - 14'11" x 12'11" (4.55m x 3.94m)
- Kitchen - 12'2" x 11'11" (3.71m x 3.63m)
- Bedroom 5 - 11'11" x 7'10" (3.63m x 2.40m)
- Downstairs Bathroom - 7'10" x 6'11" (2.40m x 2.11m)

- Bedroom 1 - 16'6" x 12'11" (5.03m x 3.94m)
- Dressing Room - 15'3" x 9'0" (4.65m x 2.74m)
- Bedroom 2 - 15'0" x 13'0" (4.57m x 3.96m)
- Bedroom 3 - 12'6" x 11'11" (3.81m x 3.63m)
- Bedroom 4 / Kitchen - 12'0" x 10'1" (3.66m x 3.08m)
- Bathroom
- Separate WC

- Studio/Home Office - 20'2" x 7'1" (6.15m x 2.16m)
- Garage - 15'3" x 9'0" (4.65m x 2.74m)
- Rear Garden - 190' (57.90m) approximately





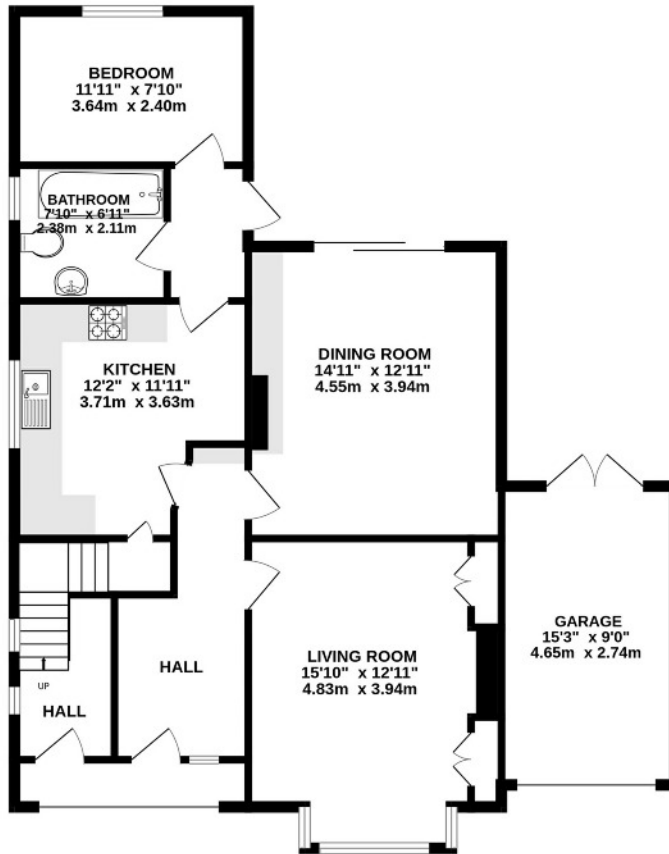


Alexandra Road, Epsom

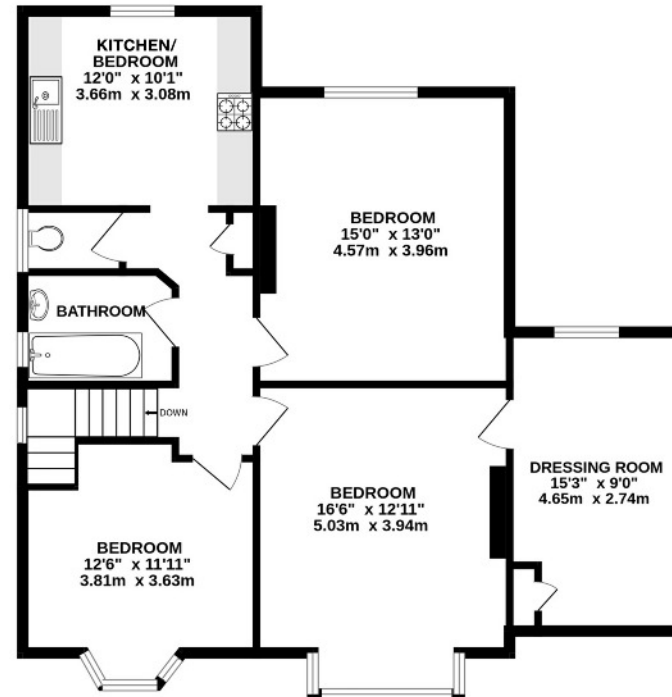
INTERNAL FLOOR AREA (APPROX.) 2045 sq ft/ 190.0 sq m

Garden extends to 190' (57.9m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.



GROUND FLOOR



FIRST FLOOR

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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