



**REIGATE ROAD,** EPSOM, SURREY, KT17

GUIDE PRICE **£675,000**

FREEHOLD

**Winkworth**





## REIGATE ROAD

EPSOM, SURREY, KT17

**THIS BEAUTIFULLY PRESENTED THREE  
BEDROOM SEMI-DETACHED HOUSE HAS BEEN  
COMPLETELY REFURBISHED THROUGHOUT,  
AND IS WITHIN EASY REACH OF EPSOM  
DOWNS.**

Ideally situated for local shops and amenities, within walking distance of Epsom Downs Train Station, and just minutes from Epsom Racecourse. Epsom Town Centre with its comprehensive selection of restaurants and shops, is just under 2 miles away. The property offers the potential to extend, subject to the usual planning consents.



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The ground floor comprises; welcoming entrance hall, light and spacious double aspect living room, with a feature fireplace and door to the garden, a separate dining room to the front with an attractive bay window and fireplace, a brand new fitted kitchen with gloss finished units and integrated appliances and a side door, and new downstairs WC.

A turning staircase leads to the first floor which has a principal bedroom with a bay window and period fireplace, a further double bedroom with fitted wardrobes, a brand new family sized bathroom, and a third small double/large single bedroom.

To the front of the property there is a generous driveway providing off street parking for several vehicles and access to the detached garage, and a side access gate to the rear garden. The rear garden has a patio adjacent to the house running the width of the property, and two lawned areas, as well as a selection of shrubs. The perimeter of the garden has new fencing on two sides.

This well proportioned family home is beautifully presented throughout, and still offers scope for further extension.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.

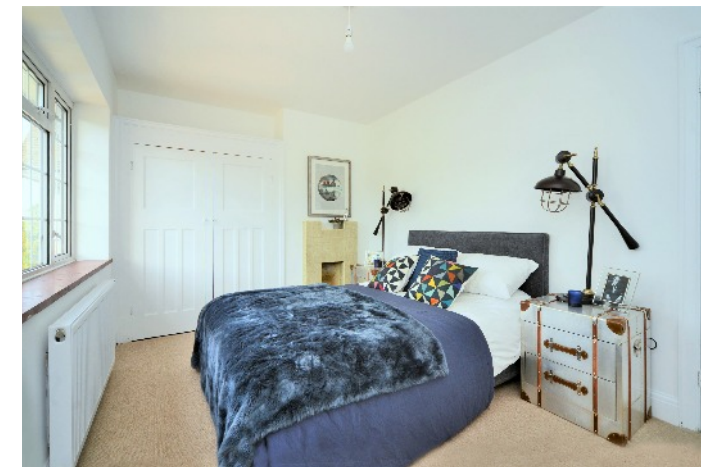


## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Hall
- Living Room - 17'9" x 10'10" (5.41m x 3.31m)
- Dining Room - 13'4" x 13'2" (4.06m x 4.01m)
- Kitchen - 9'8" x 7'6" (3.67m x 2.86m)
- Downstairs WC
- Bedroom 1 - 15'2" x 14'0" (4.62m x 4.27m)
- Bedroom 2 - 14'2" x 9'0" (4.32m x 2.74m)
- Bedroom 3 - 10'10" x 7'10" (3.31m x 2.38m)
- Family Bathroom - 9' x 7'8" (2.74m x 2.34m)
- Garage - 15'9" x 7'10" (4.80m x 2.40m)
- Rear Garden - 75' (22.86m) approximately



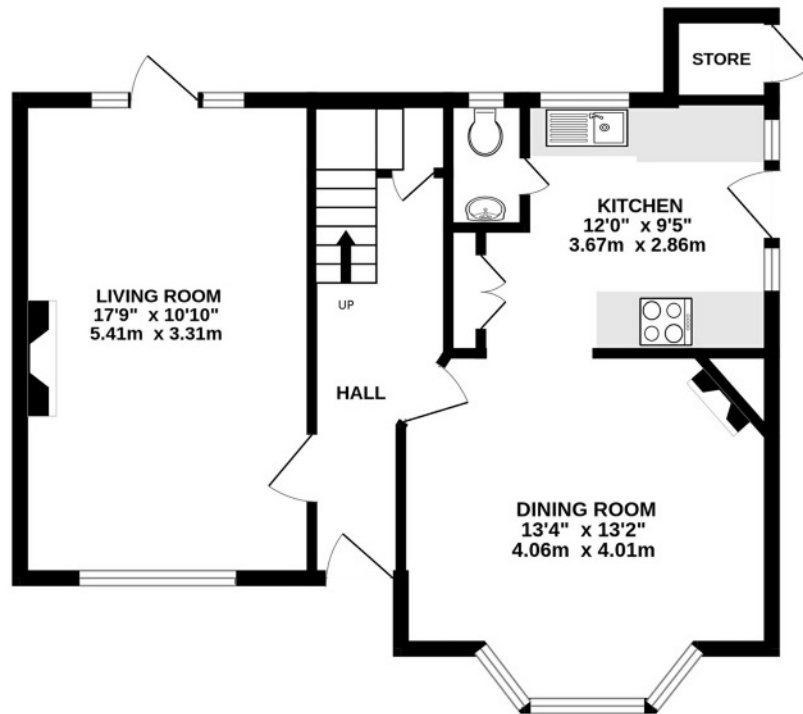


# Reigate Road, Epsom

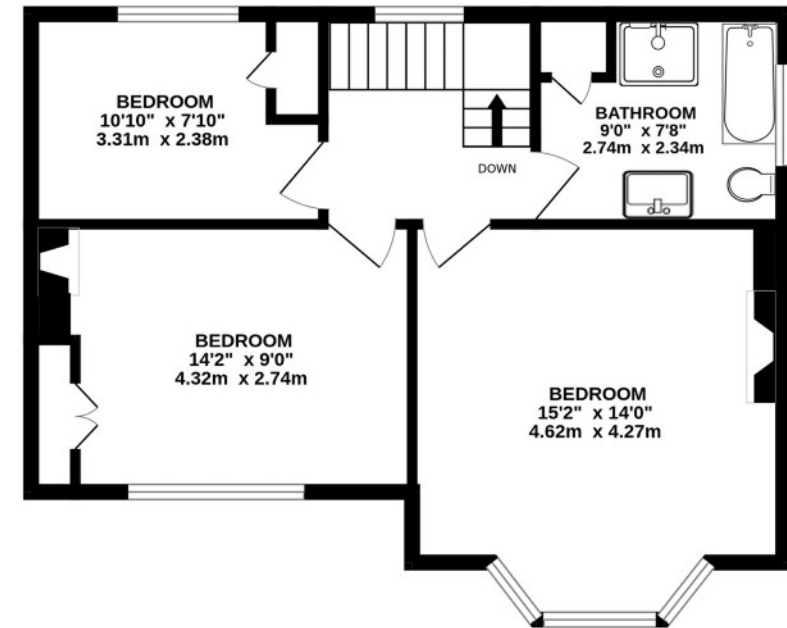
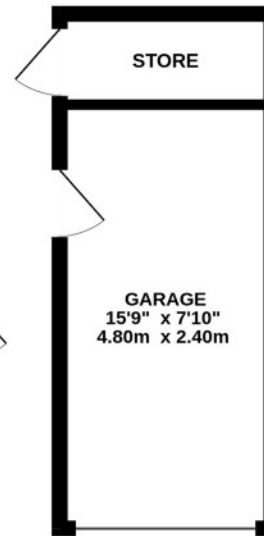
INTERNAL FLOOR AREA (APPROX.)

1245 sq ft/ 115.6 sq m

Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST FLOOR



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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (95+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 78        |
| (55-68)                                     | D | 58                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



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