



DOWNES ROAD, EPSOM, SURREY, KT18

OFFERS IN EXCESS OF **£800,000**

FREEHOLD

Winkworth





DOWNNS ROAD

EPSOM, SURREY, KT18

**THIS BEAUTIFULLY PRESENTED AND
EXTENDED FOUR BEDROOM SEMI-DETACHED
HOUSE IS LOCATED ON A VERY POPULAR
RESIDENTIAL ROAD, JUST A SHORT DISTANCE
FROM EPSOM DOWNS.**

Ideally situated close to the green open spaces of the downs that surround the world famous Epsom Racecourse. Epsom Town Centre with its comprehensive selection of restaurants and shops, is approximately a mile away. Local schools for all age groups both private and state run are close by, including St Martin's C of E Infants and Juniors, and the well-regarded Epsom College. The property is equidistant to both Epsom and Tattenham Corner Stations, which offer direct services to London (London Bridge, London Victoria & Waterloo).



DOWNS ROAD EPSOM, SURREY, KT18

Having been extended and updated in 2020, which included an entire new roof, this attractive house offers over 2000 square feet of accommodation and is in super condition throughout.

The ground floor comprises; welcoming entrance hall, light and spacious front living room with a feature fireplace and bay window, a dining room to the rear with french doors that afford a lovely view of the garden and open onto the patio, a contemporary fitted kitchen with a range of units, integrated appliances including twin ovens, 5 ring gas hob with extractor hood, space for an American style fridge freezer, and an adjacent utility room.

The first floor has three double bedrooms, including a principal bedroom with fitted wardrobes and a bay window, and a well-appointed family sized bathroom, with both a bath and a large walk-in shower.

The converted loft provides a fourth double bedroom which is currently used as a guest room with its own shower room. The remaining eaves cupboards and storage are easily accessible.

To the front of the property there is a block paved driveway providing ample parking for several vehicles and access to the garage, complimented by attractive well stocked shrub borders, and a side gate to the rear garden. The beautiful rear garden has a superb raised patio running the width of the property which is ideal for entertaining and provides fantastic views over the lawned area. A pathway runs down to the attractive greenhouse, and second patio/seating area. The perimeter of the garden is well stocked with a mixture of shrub beds and mature borders.

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



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 16'0" x 12'8" (4.88m x 3.85m)
- Dining Room - 13'7" x 12'10" (4.15m x 3.90m)
- Kitchen - 15'0" x 9'2" (4.57m x 2.80m)
- Utility - 8'2" x 7'9" (2.49m x 2.37m)
- Bedroom 1 - 16'5" x 11'1" (4.88m x 3.85m)
- Bedroom 2 - 15'11" x 8'11" (4.85m x 2.71m)
- Bedroom 3 - 13'1" x 10'6" (4.00m x 3.20m)
- Family Bathroom
- Separate WC
- Bedroom 4 - 17'3" x 10'10" (5.26m x 3.31m)
- Shower Room
- Garage - 10'11" x 7'10" (3.32m x 2.80m)
- Rear Garden - 70' (21.34m) approximately



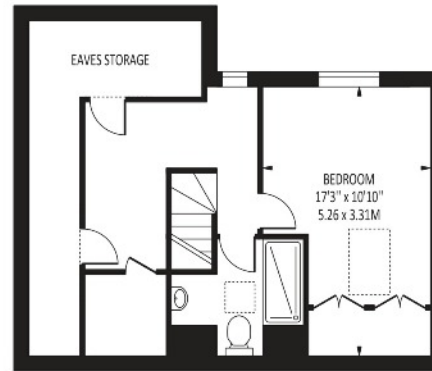


DOWNNS ROAD

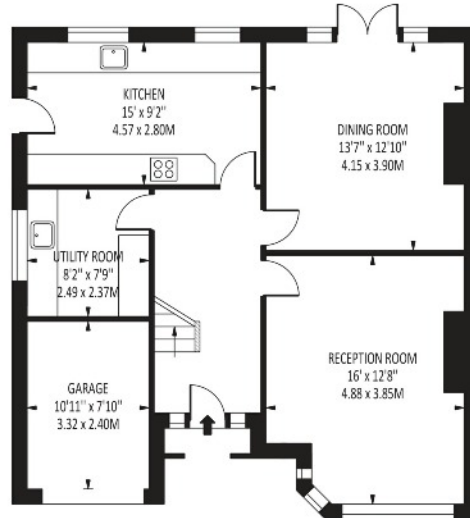
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2039 SQ FT - 189.45 SQ M
 (INCLUDING EAVES STORAGE & GARAGE)

APPROXIMATE AREA OF EAVES STORAGE: 86 SQ FT - 7.97 SQ M

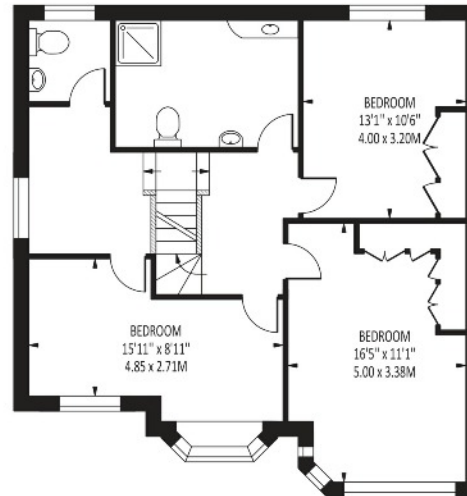
APPROXIMATE AREA OF GARAGE: 110 SQ FT - 10.20 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Winkworth

for every step...