



FIR TREE ROAD, EPSOM, SURREY, KT17

OIEO **£1,000,000**

FREEHOLD

Winkworth





FIR TREE ROAD

EPSOM, SURREY, KT17

**THIS BRIGHT AND SPACIOUS FOUR
BEDROOM DETACHED HOUSE IS LOCATED
ON A VERY POPULAR RESIDENTIAL ROAD,
WITHIN EASY REACH OF EPSOM DOWNS.**

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



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The ground floor comprises; welcoming entrance hall, shower room/wc, light and spacious double aspect living room with direct access to the rear garden, double aspect dining room, kitchen/breakfast room with side access and outlook across the rear garden, having a range of white gloss base and wall units with integrated appliances including oven, hob, extractor, microwave, fridge and dishwasher.

A staircase leads to the first floor which has a principal bedroom with fitted wardrobes, shelving and a bay window, two further double bedrooms again with fitted wardrobes, a well-appointed family sized bathroom, separate WC, and a fourth single bedroom with built in wardrobe and shelving.

Outside, the front garden is well screened by mature hedging and predominantly lawned. A drive leads to an integral garage, with an electric up and over door. A side gate opens to the fantastic rear garden which measures approximately 245 feet and again is well screened by mature hedging and lawned.

This well proportioned family home still offers scope for further extension (STNPC).

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



BANSTEAD OFFICE

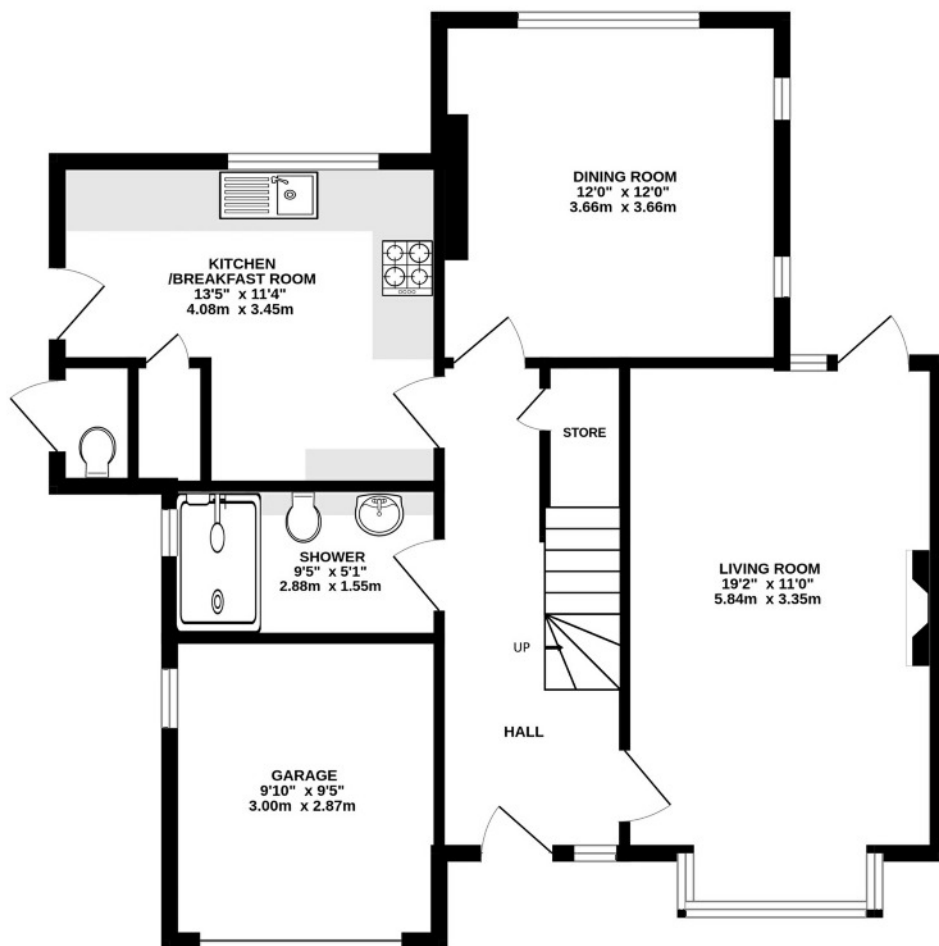
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AT A GLANCE...

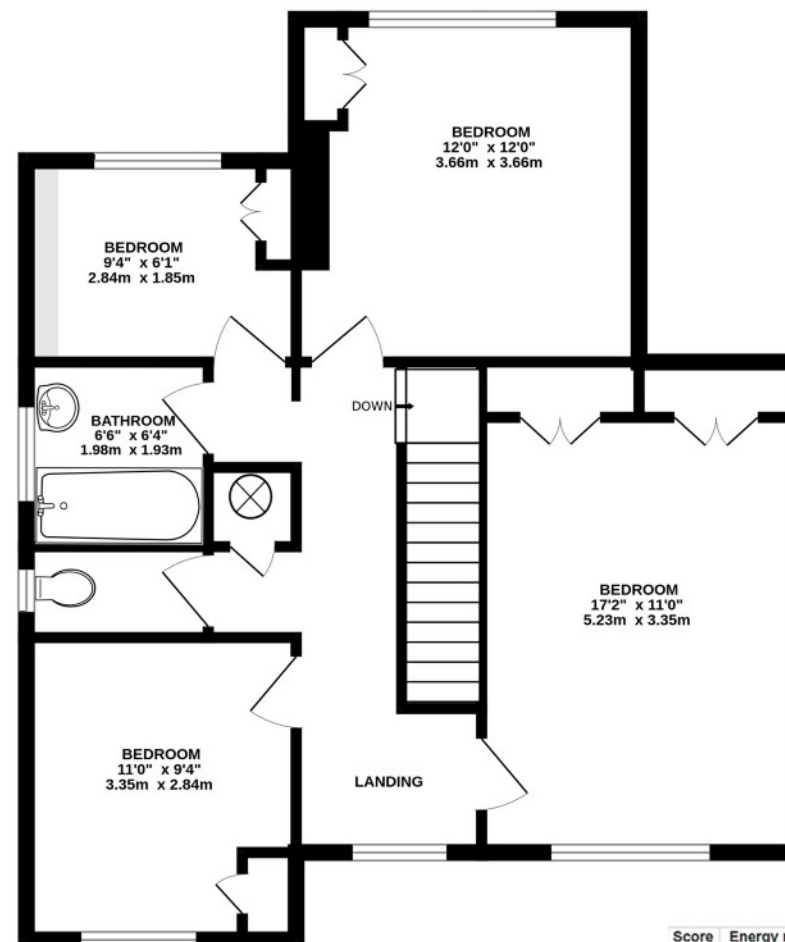
- Entrance Hall
- Living Room - 19'2" x 11'0" (5.84m x 3.35m)
- Dining Room - 12'0" x 12'0" (3.66m x 3.66m)
- Kitchen/Breakfast Room - 13'5" x 11'4" (4.08m x 3.45m)
- Downstairs Shower Room/WC
- Bedroom 1 - 17'2" x 11'0" (5.23m x 3.35m)
- Bedroom 2 - 12'0" x 12'0" (3.66m x 3.66m)
- Bedroom 3 - 11'0" x 9'4" (3.35m x 2.84m)
- Bedroom 4 - 9'8" x 7'8" (2.84m x 1.85m)
- Bathroom - 6'6" x 6'4" (1.98m x 1.93m)
- Separate WC
- Garage - 9'10" x 9'5" (3.00m x 2.87m)
- Rear Garden - 245' (74.7m) approximately
- Council Band G







GROUND FLOOR



FIRST FLOOR

Fir Tree Road, Epsom
 INTERNAL FLOOR AREA (APPROX.) 1460 sq ft/ 135.6 sq m
 Rear Garden extends to 245 ft/ 74.7 sq m.
 Front Garden extends to 60 ft/ 18.3 sq m.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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 © 2026.



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for every step...