



LONG WALK, EPSOM, SURREY, KT20

OFFERS IN EXCESS OF **£475,000**

FREEHOLD

Winkworth





LONG WALK

EPSOM, SURREY, KT20

AN IMMACULATELY PRESENTED THREE BEDROOM TERRACED HOUSE, FINISHED TO A HIGH STANDARD THROUGHOUT

This beautifully presented three bedroom house is situated in a popular residential road, ideally located close to well regarded schools, both private and state run for all age groups, and the green open spaces of Epsom Downs.

For commuters, Tadworth mainline station provides services into London Bridge in 50 minutes whilst from Epsom station London Waterloo is 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports.

This area of Tadworth has been, and continues to be, subject to large investment. Both in terms of the wonderful new homes in the area and with the recent redevelopment of the neighbouring Tadworth Leisure Centre.



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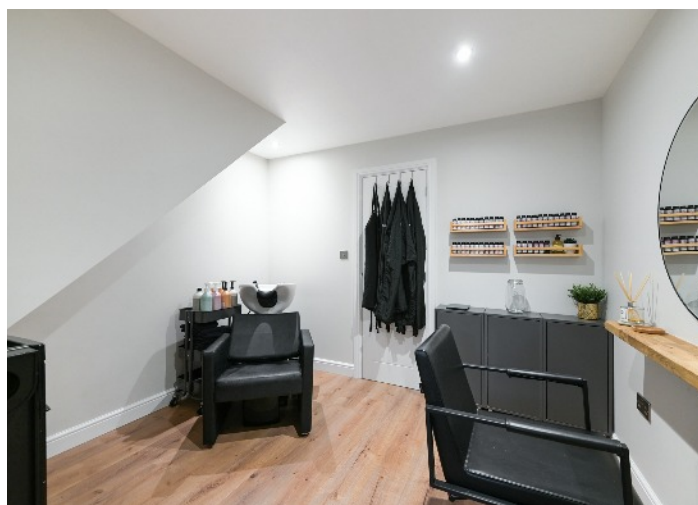
This extended house offers bright and spacious accommodation with a contemporary finish throughout.

The ground floor accommodation briefly comprises of; entrance hall/lobby, useful boot room, downstairs WC, a home office currently used as a hair studio, a front facing living room which leads into the garden aspect kitchen/dining room with a central island, instant hot water tap, and a range of units with integrated appliances including double electric oven, built-in microwave, hob, extractor hood, full height fridge & freezer, dishwasher, with sliding patio doors opening onto the garden.

On the first floor there are three bedrooms, including two double bedrooms and a further single bedroom which is currently used as a dressing room. All served by a well-appointed modern family bathroom.

Outside, the low maintenance garden is approximately 40 feet in length with an artificial lawn, and a fabulous decking/seating area adjacent to the house which is ideal for outside entertaining. Unrestricted parking is available on the road immediately outside.

This super property is beautifully presented, and has been skilfully extended and refurbished by the current owners.



BANSTEAD OFFICE

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AT A GLANCE...

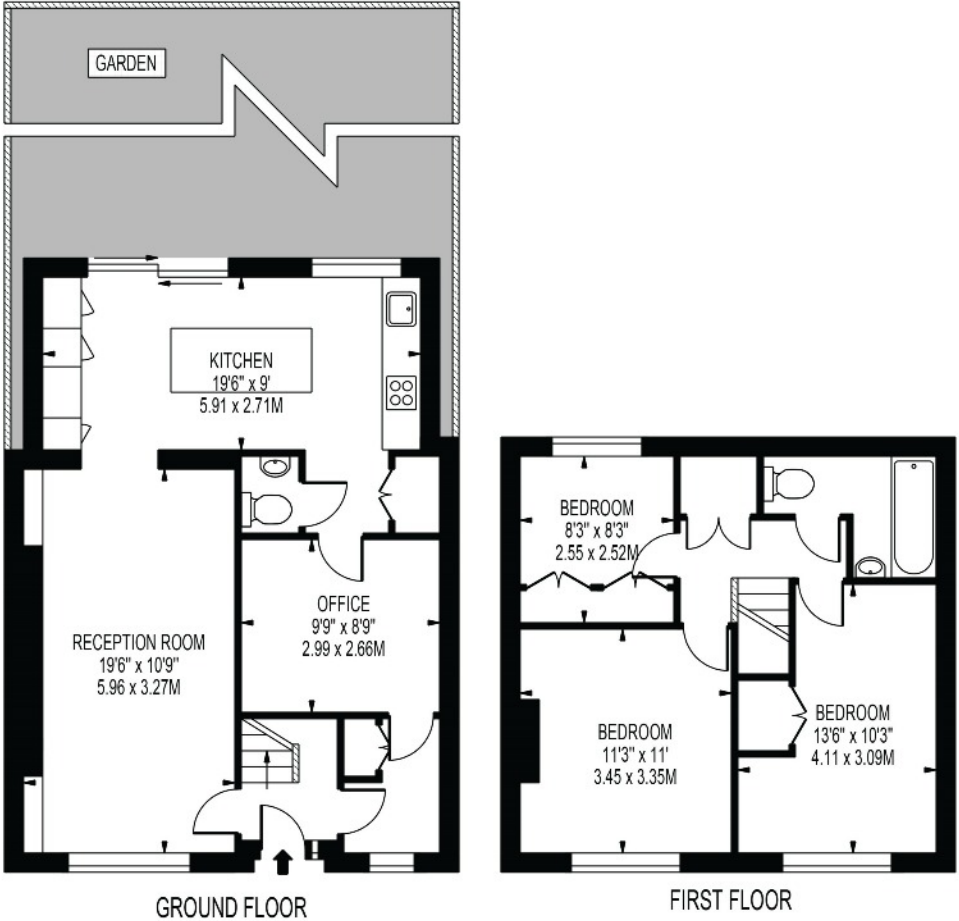
- Hallway
- Living Room - 19'6" x 10'9" (5.96m x 3.27m)
- Kitchen/Diner - 19'6" x 9'0" (5.91m x 2.71m)
- Office/Studio - 9'9" x 8'9" (2.99m x 2.66m)
- Boot Room
- Downstairs WC
- Bedroom 1 - 11'3" x 11'0" (3.45m x 3.35m)
- Bedroom 2 - 13'6" x 10'3" (4.11m x 3.09m)
- Bedroom 3 - 8'3" x 8'3" (2.55m x 2.55m)
- Family Bathroom
- Rear Garden - 40' (12.19m) approximately





LONG WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1041 SQ FT - 96.72 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Winkworth

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