



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

**£860,000**

FREEHOLD

**Winkworth**







## REIGATE ROAD

EPSOM, SURREY, KT17

**BEAUTIFULLY PRESENTED, THIS  
IMPRESSIVE DETACHED FAMILY HOME HAS  
A MODERN FINISH THROUGHOUT, AND A  
WONDERFUL GARDEN THAT EXTENDS TO  
APPROXIMATELY 158 FT**

Ideally situated for local shops and amenities, within walking distance of Epsom Downs Train Station, and just minutes from Epsom Racecourse. The popular market town of Epsom is nearby, with its High Street that 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 well-regarded schools for all age groups.





## REIGATE ROAD EPSOM, SURREY, KT17

This unique and beautifully presented three bedroom detached property is ready to move into and is a 'must view' with significant scope to extend to the side and rear STPP.

The ground floor has an open plan concept, benefiting from recently installed air-conditioning, and comprises; hallway, bathroom, spacious front aspect living room with feature recessed fire, a dining room with double doors giving direct access to the rear garden, a walk-through breakfast area with island leading to a well appointed modern fitted kitchen with contemporary satin finish, quartz worktops and integrated appliances, including a double oven and warming drawer.

A turning staircase leads up to the first floor which has three bedrooms in total, all benefitting from fitted bespoke wardrobes, including recently installed Sharps wardrobes in the master bedroom, along with air-conditioning, and a well-appointed family shower room/wc.

Outside to the front, there is a walled garden laid to lawn with attractive borders. A paved driveway provides two off-street parking bays, in addition to the ample on-street parking available. Double doors open to the detached garage which has a further door to an adjoining utility. A side door, from the front of the property, leads to the rear garden.

The large attractive and secluded rear garden has a patio area adjacent to the property with the remainder being mainly laid to lawn framed by mature shrub and hedge borders, fruit trees and vegetable beds to the rear. There are two useful greenhouses, including a large cedar greenhouse, an attractive raised decking area and patio, ideal for further seating.

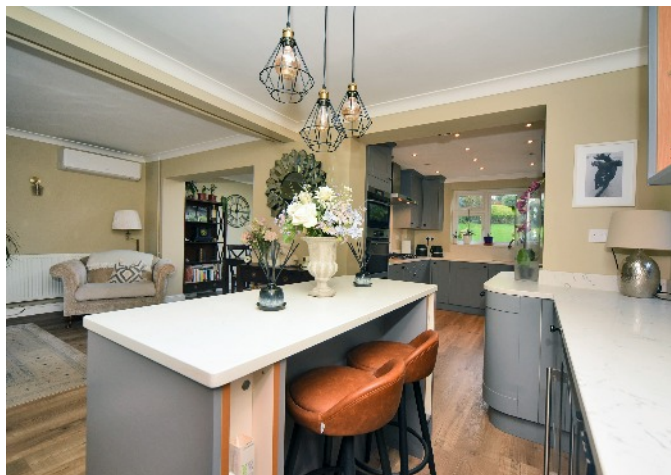


## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

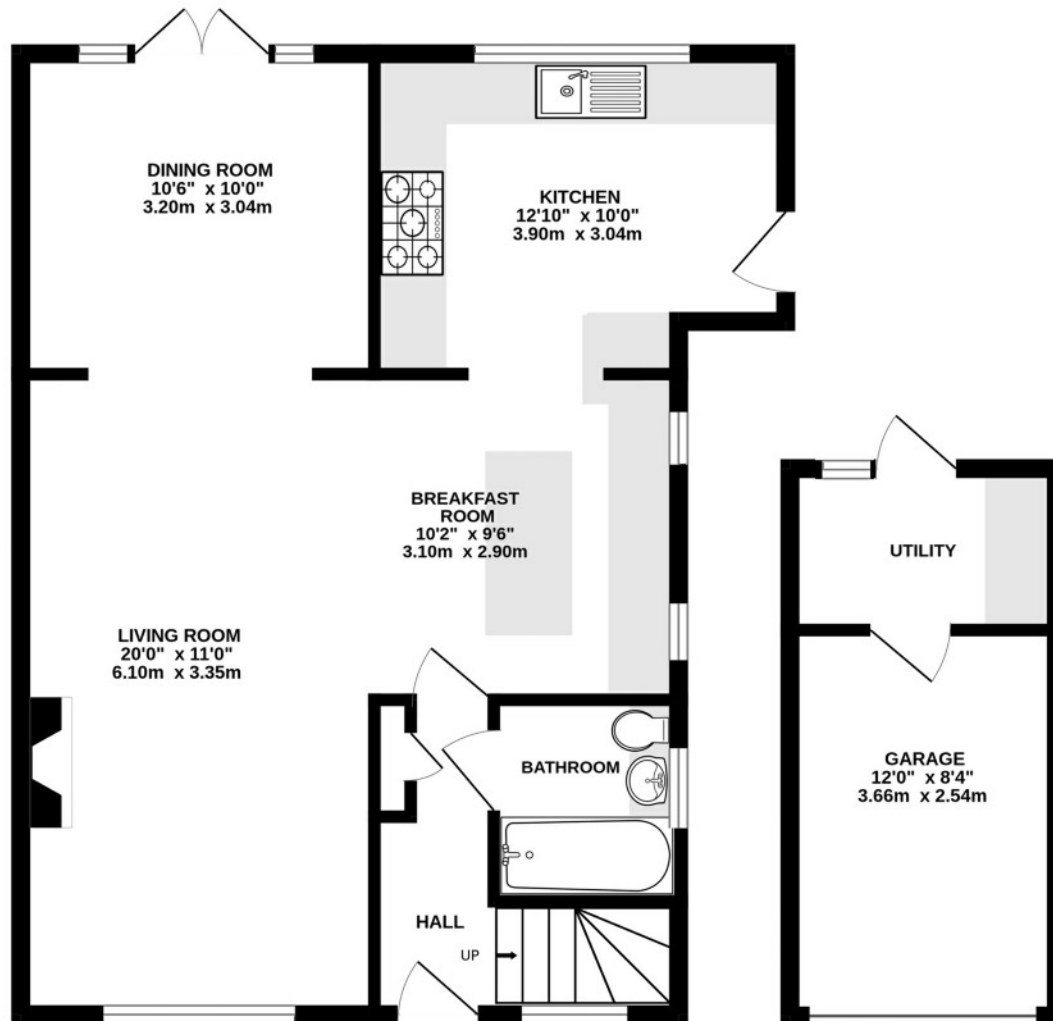
### AT A GLANCE...

- Hallway
- Living Room - 20'0" x 11'0" (6.10m x 3.35m)
- Dining Room - 10'6" x 10'0" (5.73m x 2.90m)
- Breakfast Area - 10'2" x 9'6" (3.10m x 2.90m)
- Kitchen - 12'10" x 10'0" (3.90m x 3.04m)
- Downstairs Shower Room
- Bedroom 1 - 12'9" x 10'8" (3.89m x 3.25m)
- Bedroom 2 - 9'10" x 8'10" (3.00m x 2.68m)
- Bedroom 3 - 10'8" x 7'3" (3.24m x 2.21m)
- Shower Room
- Garage - 12'0" x 8'4" (3.66m x 2.54m)
- Utility
- Rear Garden - 158' (48m) approximately
- Council Band F



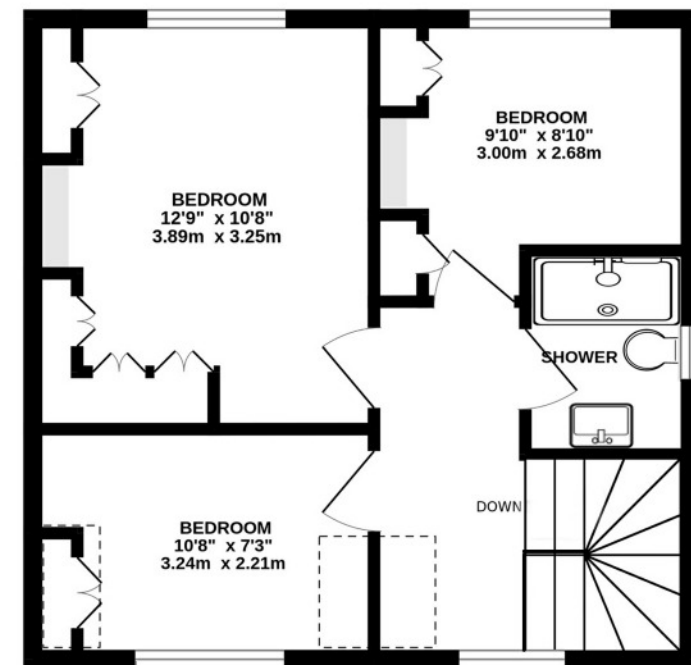






GROUND FLOOR

**Reigate Road, Epsom**  
INTERNAL FLOOR AREA  
(APPROX.) 1205 sq ft/ 112.0 sq m  
Including Outbuilding  
Garden extends to 158 ft/ 48 sq m.



FIRST FLOOR

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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.

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





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## Banstead office

100 High Street, Banstead, SM7 2NN  
01737 362 362 | [banstead@winkworth.co.uk](mailto:banstead@winkworth.co.uk)

[winkworth.co.uk/banstead](http://winkworth.co.uk/banstead)

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