



REIGATE ROAD, EPSOM, SURREY, KT17

OFFERS OVER **£875,000**

FREEHOLD

Winkworth





REIGATE ROAD

EPSOM, SURREY, KT17

BEAUTIFULLY PRESENTED THROUGHOUT, THIS IMPRESSIVE DETACHED FAMILY HOME HAS A MODERN FINISH THROUGHOUT, AND A WONDERFUL GARDEN THAT EXTENDS TO APPROXIMATELY 200 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.



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This deceptively spacious five bedroom detached property offers flexible accommodation of over 2200 sq/ft.

The ground floor comprises; hallway, large living room with feature fireplace, a family room to the rear which affords a lovely view of the garden, an open plan modern kitchen/dining room with contemporary gloss finished units having space and plumbing for various appliances which will be attractive to anyone who spends a lot of time in the kitchen, an adjacent utility room, small extra reception room, and a downstairs bedroom served by a modern shower room.

A turning staircase leads up to the first floor which has four bedrooms in total, all being of a very generous size, and a well-appointed family bathroom with a bath and separate shower.

Outside to the front, there is a generous block paved driveway with parking for several cars, with gated access to the side storage area and the rear garden. The long attractive and secluded garden has a large patio area, with the remainder mainly laid to lawn framed by mature shrub and hedge borders. There are two useful garden sheds, a large greenhouse and an attractive summerhouse.

This well-proportioned family home is beautifully presented throughout, and set in a convenient location.



BANSTEAD OFFICE

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AT A GLANCE...

- Hallway
- Kitchen/Dining Room - 18'1" x 17'10" (5.51m x 5.44m)
- Living Room - 18'6" x 15'2" (5.64m x 4.62m)
- Family Room - 18'10" x 9'6" (5.73m x 2.90m)
- Snug - 10'6" x 7'9" (3.20m x 2.36m)
- Utility
- Bedroom 5 - 15'3" x 8'0" (4.65m x 2.44m)
- Downstairs Shower Room
- Bedroom 1 - 18'3" x 11'0" (5.56m x 3.35m)
- Bedroom 2 - 17'3" x 10'9" (5.26m x 3.28m)
- Bedroom 3 - 11'0" x 10'9" (3.35m x 3.28m)
- Bedroom 4 - 12'0" x 8'0" (3.66m x 2.44m)
- Family Bathroom - 10'2" x 7'4" (3.10m x 2.24m)
- Summer House - 13'3" x 12'0" (4.04m x 3.66m)
- Rear Garden - 200' (60.96m) approximately

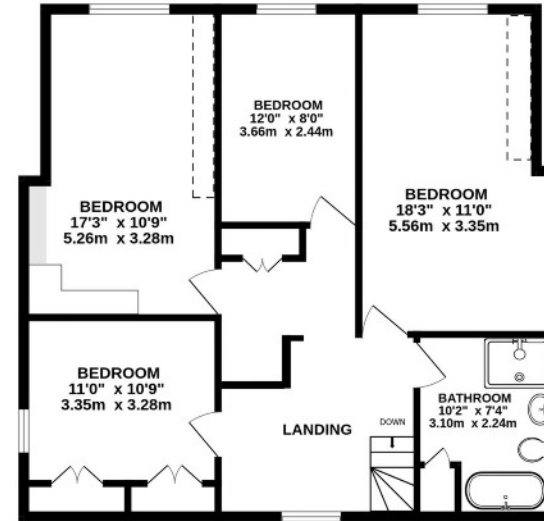
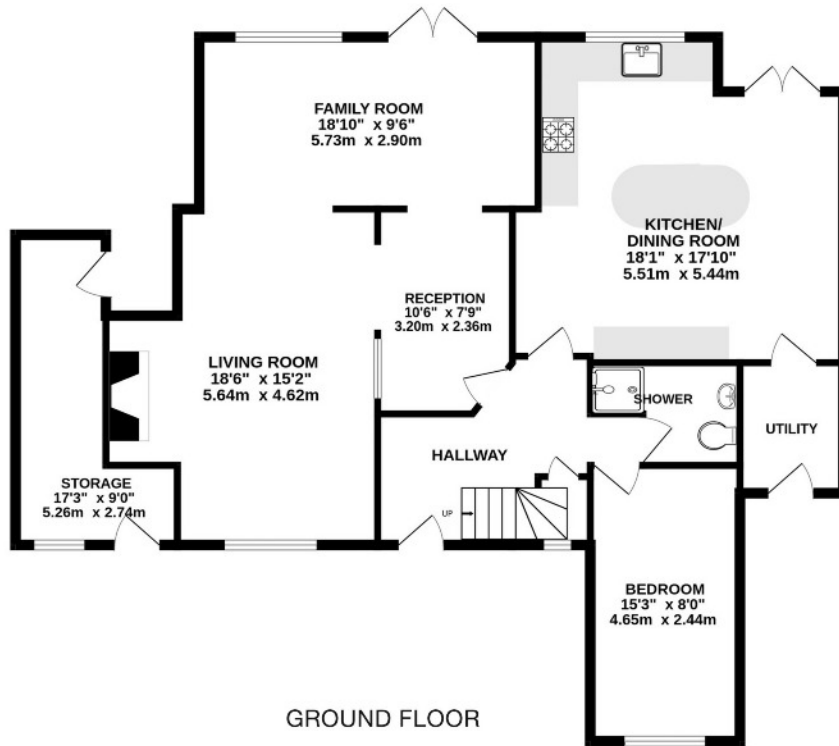
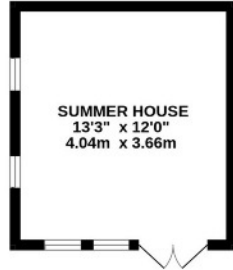




Reigate Road, Epsom KT17 3LY

INTERNAL FLOOR AREA (APPROX.) 2203 sq ft/ 204.64 sq m

Garden extends to 200' (61.0m) approx.



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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 © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(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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