



HENLEY HOMES

24 West Gardens Epsom  
Surrey | KT17 1NE |



**Hall** 10' 5" x 5' 7" (3.17m x 1.70m)

**Cloakroom**  
Low level WC.

**Cloaksroom** 5' 6" x 4' 3" (1.68m x 1.29m)

**Kitchen** 15' 6" x 11' 9" (4.72m x 3.58m)  
Rear aspect, high and low level storage, electric oven and microwave oven, rangemaster style gas hob oven with extractor hood, part tiled walls, tiled floor, quartz worksurface, integrated dishwasher, integrated fridge / freezer.





**Sitting / Dining Room 26' 6" x 10' 3" (8.07m x 3.12m)**  
Double aspect, slider doors leading onto patio, wood burning fireplace, herringbone wood floor in sitting area, tiled floor in dining area.



**Bedroom 1** 11' 0" x 9' 6" (3.35m x 2.89m)  
Rear aspect, storage.

**Bedroom 2** 11' 0" x 9' 6" (3.35m x 2.89m)  
Rear aspect.

**Bedroom 3** 10' 9" x 9' 6" (3.27m x 2.89m)  
Rear aspect.

**Bedroom 4** 8' 6" x 7' 6" (2.59m x 2.28m)  
Side aspect, (max size)

**Landing** 13' 9" x 7' 4" (4.19m x 2.23m)

**Shower Room** 7' 3" x 2' 6" (2.21m x 0.76m)  
Ceramic tiled walls and floor, wall mounted rainwater showerhead and separate handheld attachment, heated towel rail.

**Family Bathroom** 8' 4" x 6' 7" (2.54m x 2.01m)  
Front aspect, low level WC, free standing rolltop bath, wash hand basin on pedestal, wood effect strip flooring.

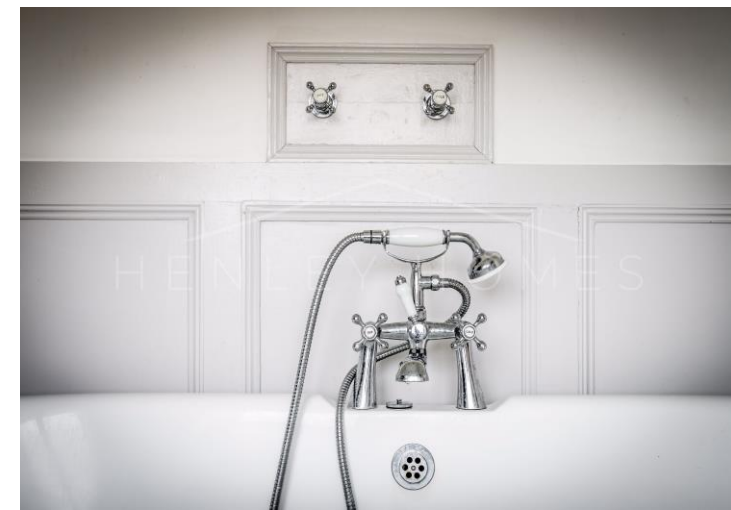




**Bedroom 5** 14' 6" x 10' 3" (4.42m x 3.12m)  
Rear aspect, patio door leading onto balcony, velux window, walk in wardrobe.

**Balcony** 6' 2" x 4' 9" (1.88m x 1.45m)

**Shower Room** 6' 7" x 6' 4" (2.01m x 1.93m)  
Rear aspect, low level WC, wash hand basin on vanity unit, shower cubicle.



## One Bedroom Annex

**Reception Room** 13' 9" x 6' 6" (4.19m x 1.98m)  
Front aspect, electric feature fireplace.

**Utility Room** 7' 6" x 5' 9" (2.28m x 1.75m)  
Space for washing machine and tumble dryer.

**Kitchen** 7' 6" x 7' 6" (2.28m x 2.28m)  
Electric oven and hob with extractor hood, low and high level storage, sink, space for fridge/freezer.

**Bedroom** 20' 3" x 7' 6" (6.17m x 2.28m)  
Side aspect.

**Bathroom** 8' 2" x 4' 6" (2.49m x 1.37m)  
Wood effect laminate floor, free standing roll top bath, wash hand basin on vanity unit, low level WC, ceramic tiled walls.





**Office** 34' 6" x 8' 0" (10.51m x 2.44m)

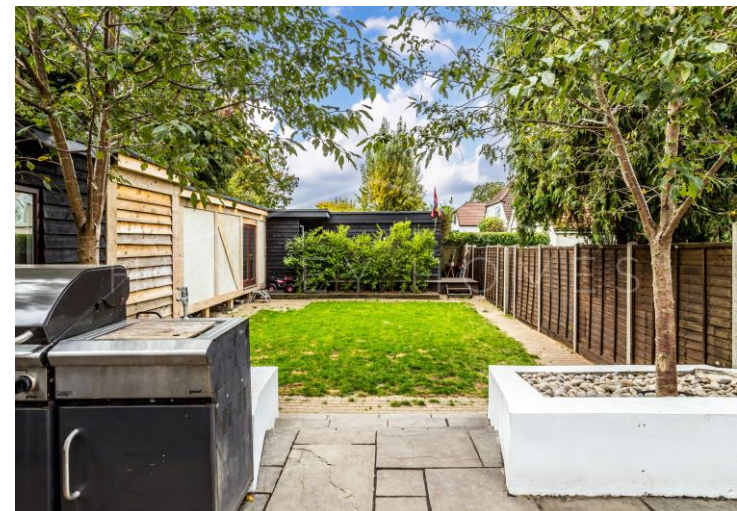
**Gym** 12' 4" x 11' 5" (3.76m x 3.48m)

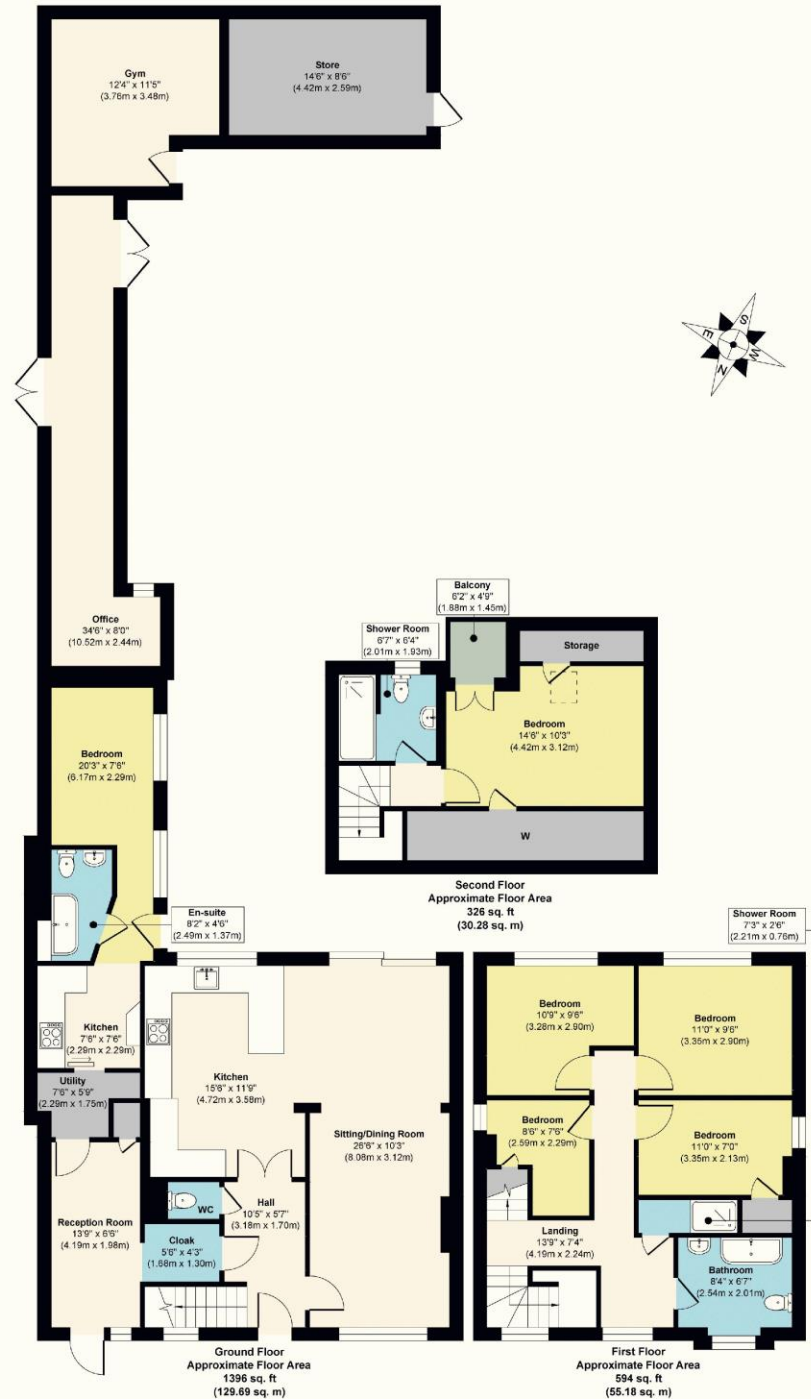
**Store** 14' 8" x 8' 6" (4.47m x 2.59m)





Garden





**Approx. Gross Internal Floor Area 2316 sq. ft / 215.15 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.