



  
HENLEY HOMES

30 Nonsuch Court Avenue | Epsom  
Surrey | KT17 2RU |





HENLEY HOMES ESTATE AGENT - A fantastic opportunity to purchase a recently decorated four bedroom, three bathroom detached family home situated on the ever popular 'Nonsuch Estate'. This immaculately presented much loved family home has generous light and bright living accommodation. The ground floor comprises of a downstairs cloakroom, utility, two light and bright reception rooms, home office and kitchen / breakfast room. The first floor benefits from 4 bedrooms all with fitted wardrobes, 2 with en-suites and a further family bathroom. Both the main bedroom and sitting room has air-conditioning. Outside the mainly laid to lawn garden is South East facing with large patio area with built in BBQ station with marble worksurface, the rear garden is exceptionally maintained and is well stocked with mature shrubs, plants and trees, garden shed and child's playstation. The front drive can house 2 cars.



**Kitchen / Breakfast Room 17' 5" x 10' 4" (5.30m x 3.15m)**

Double aspect, high and low level storage, rangemaster 'style' cooker with gas hob and extractor hood, integrated fridge/freezer, integrated dishwasher, granite worksurfaces, part ceramic tiled walls, ceramic tiled floor, side door leading to both back and front garden.

**Utility**

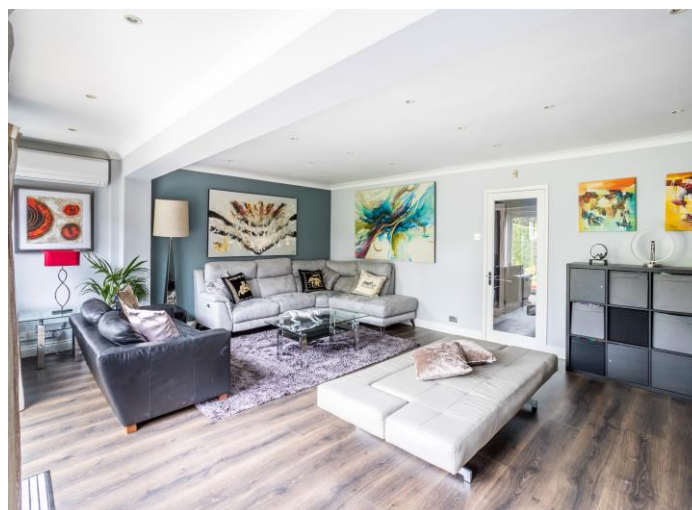
Ceramic tiled floor, space for washing machine and tumble dryer, storage cupboards.







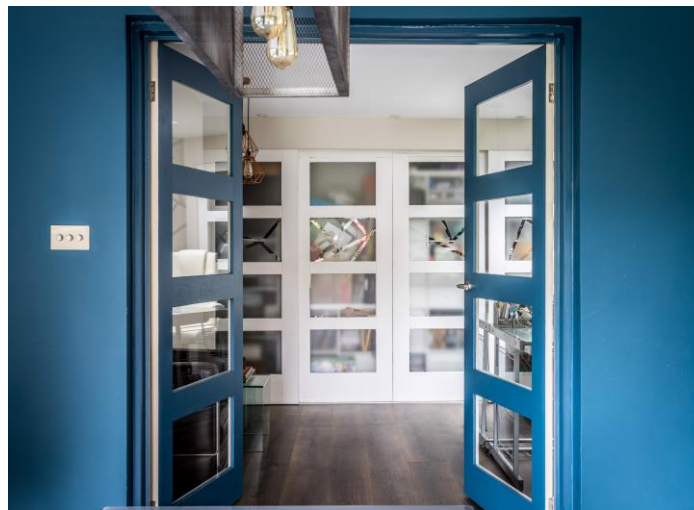
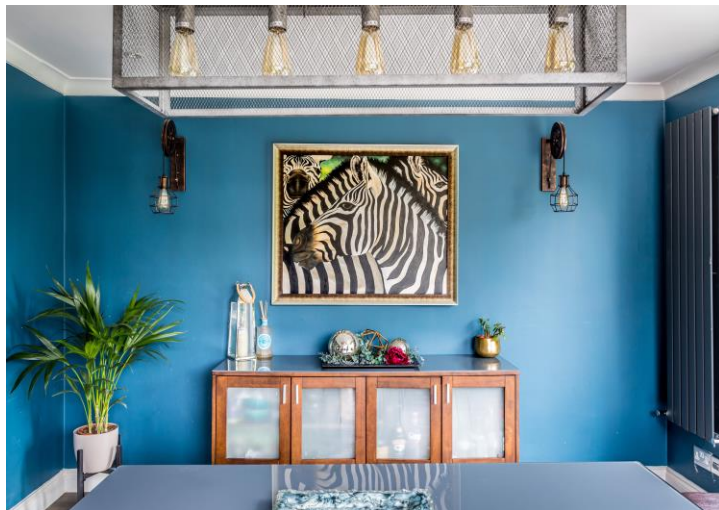
**Sitting / Family Room 20' 7" x 16' 4" (6.27m x 4.97m)**  
 Rear aspect, quick-step laminate strip flooring, feature fireplace with limestone surround, air-conditioning, patio doors leading onto patio.





**Dining Room 12' 1" x 11' 9" (3.68m x 3.58m)**

Double aspect, quick-step laminate strip flooring, patio door into garden.







**Office / Study** 12' 3" x 11' 7" (3.73m x 3.53m)  
Sky light, fitted office storage, quick-step laminate strip flooring, door leading into dining room.

**Cloakroom**  
Front aspect, low level WC, wash hand basin on vanity unit, ceramic tiled floor.





**Bedroom 1 18' 3" x 11' 9" (5.56m x 3.58m)**

Rear aspect, fitted wardrobes, air-conditioning, up and over bed storage.

**En-suite 8' 0" x 5' 9" (2.44m x 1.75m)**

Underfloor heating, ceramic tiled floor and tiled walls, low level WC, wash hand basin on vanity unit, heated towel rail, large walk-in shower with rainwater showerhead and handheld shower attachment, lit vanity mirror with behind storage, shaving socket.

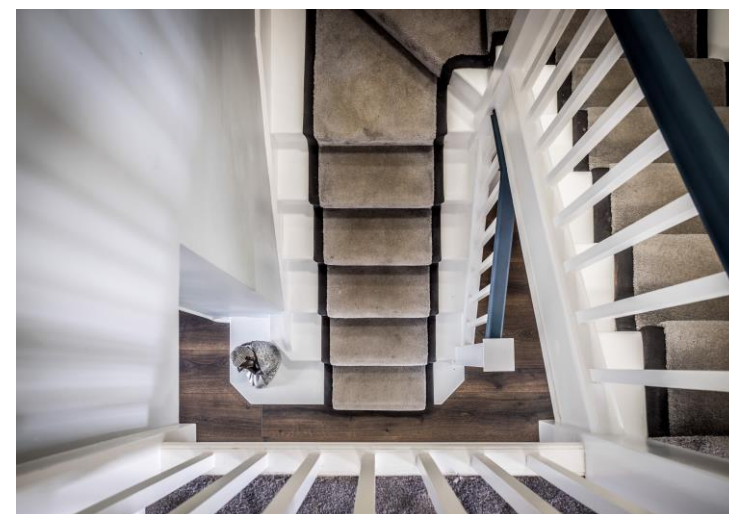
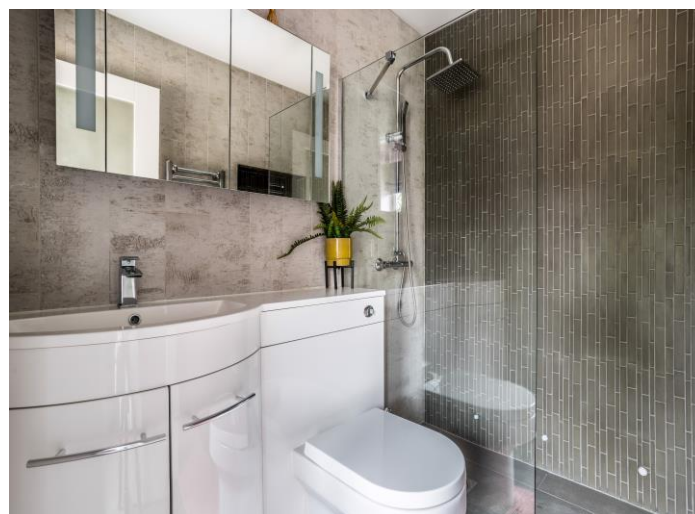






**Bedroom 2** 19' 6" x 8' 10" (5.94m x 2.69m)  
Front aspect, fitted wardrobes.

**En-suite** 6' 5" x 4' 8" (1.95m x 1.42m)  
Wash hand basin on vanity unit, low level WC, ceramic tiled floor and walls, heated towel rail, large walk-in shower with rainwater showerhead and handheld attachment, underfloor heating.





**Bedroom 3** 11' 3" x 10' 10" (3.43m x 3.30m)  
Rear aspect, fitted wardrobes.

**Bedroom 4** 10' 9" x 10' 5" (3.27m x 3.17m)  
Front aspect, fitted wardrobes.

**Family Bathroom** 7' 3" x 6' 6" (2.21m x 1.98m)  
Side aspect, heated towel rail, marble tiled floor and part  
tiled marble walls, marble panelled bath with handheld  
shower attachment, low level WC, underfloor heating,  
wash hand basin on vanity unit.







**Garage** 17' 4" x 12' 3" (5.28m x 3.73m)

**Rear Garden** 115' 0" x 40' 0" (35.03m x 12.18m)

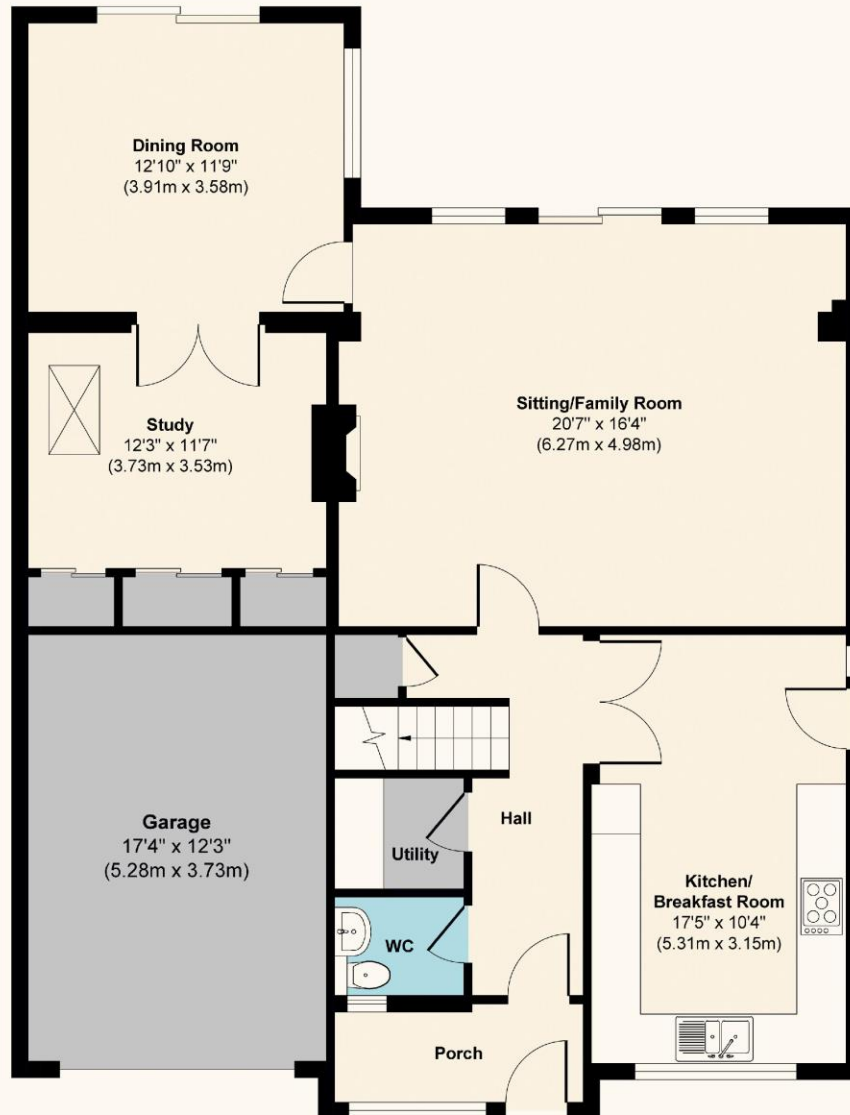
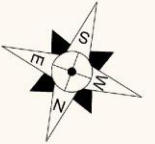
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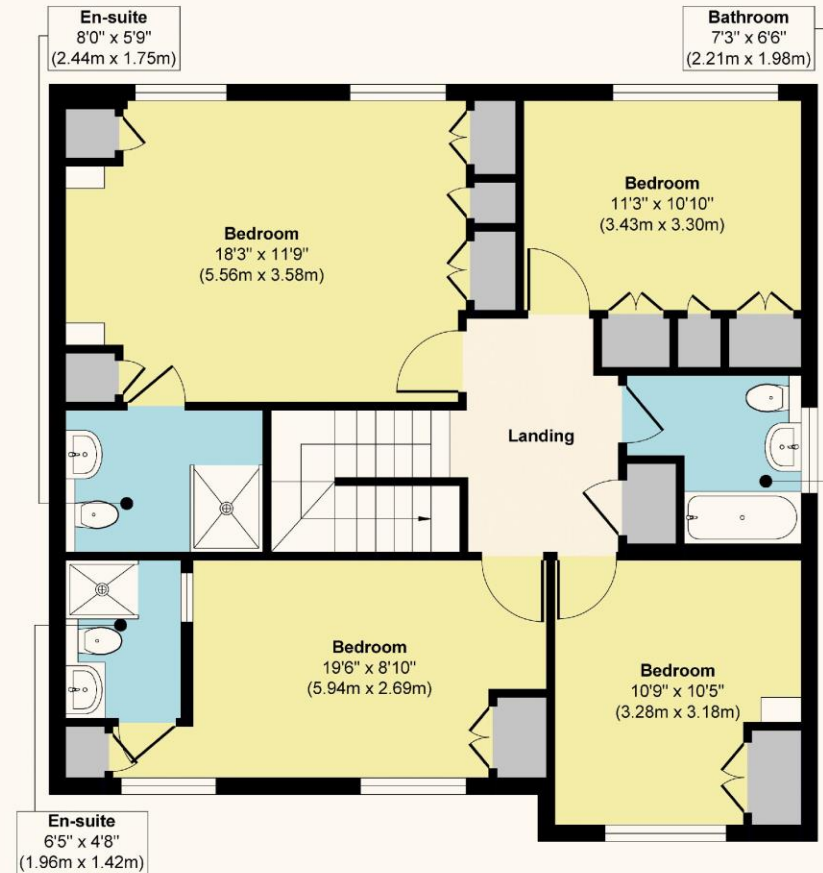








**Ground Floor**  
Approximate Floor Area  
1031 sq. ft  
(95.78 sq. m)



**First Floor**  
Approximate Floor Area  
839 sq. ft  
(77.94 sq. m)

**Approx. Gross Internal Floor Area 1870 sq. ft / 173.72 sq. m**

**Approx. Gross Internal Garage Area 209 sq. ft / 19.41 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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.