



  
HENLEY HOMES

18 Walkfield Drive | Epsom  
Surrey | KT18 5UF |





An immaculately presented four bedroom detached family home conveniently located just off Shawley Way, Epsom. This four bedroom property is spread over two floors. The ground floor comprises of a downstairs cloakroom, kitchen, study and two generous light and bright reception rooms. The first floor has four bedrooms, two bathrooms, one being en-suite. Externally the property has parking for three/four cars and a garage. The rear garden is architecturally designed to be low maintenance and has a full width patio area. This property is within easy reach of Epsom town centre as well as Tattenham Corner train station which offers a direct route into London Bridge. Epsom Downs racecourse and Nork Park are just moments away, as is Epsom Golf Club.



**Kitchen 16' 7" x 11' 7" (5.05m x 3.53m)**

Double aspect, stable door leading to side entrance, integrated electric oven and microwave oven, high and low level storage, gas hob with extractor hood, integrated fridge freezer, 1 1/2 sinks, wood effect laminate floor, space for washing machine and tumble dryer, part ceramic tiled walls, door leading to integral garage.

**Cloakroom**

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







**Study / Office** 12' 2" x 11' 3" (3.71m x 3.43m)  
Front aspect, wood effect laminate flooring.

**Dining Room** 13' 1" x 9' 2" (3.98m x 2.79m)  
Rear aspect, wood effect laminate flooring.





**Sitting Room 15' 8" x 13' 3" (4.77m x 4.04m)**

Rear aspect, patio doors leading into garden, gas feature fireplace.



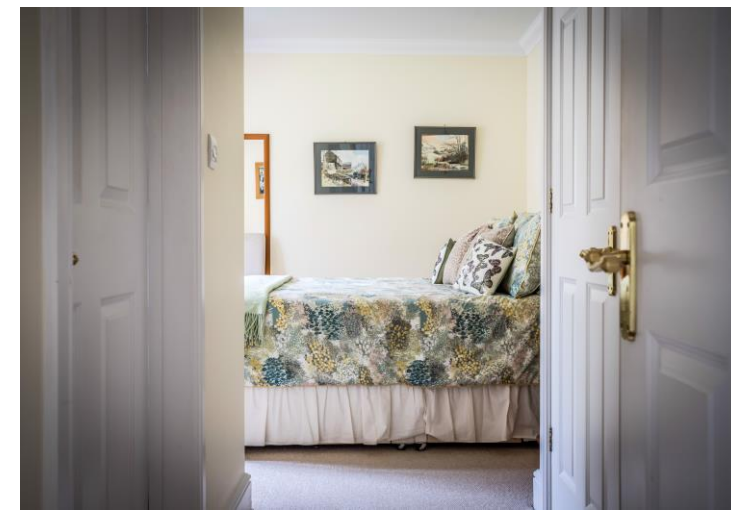
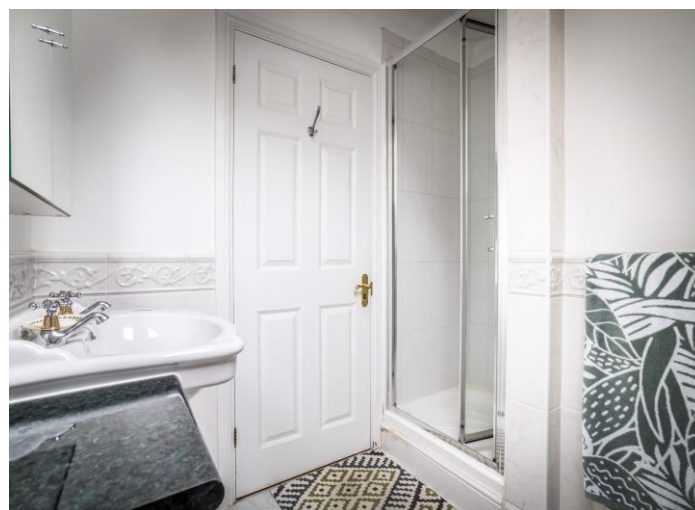




**Bedroom 1** 18' 7" x 14' 3" (5.66m x 4.34m)  
Rear aspect, fitted wardrobes.

**En-suite**

Rear aspect, ceramic tiled floor and part tiled walls, low level WC, wash hand basin on vanity unit, heated towel rail, shower cubicle with hand held shower attachment.





**Bedroom 2** 15' 2" x 10' 6" (4.62m x 3.20m)  
Rear aspect, built in wardrobes.

**Bedroom 3** 16' 4" x 8' 7" (4.97m x 2.61m)  
Front aspect, built in wardrobes.

**Bedroom 4** 11' 3" x 9' 5" (3.43m x 2.87m)  
Front aspect, built in wardrobes.







**Garage** 16' 6" x 8' 5" (5.03m x 2.56m)  
Integral from kitchen.

**Garden**





# Walkfield Drive KT18



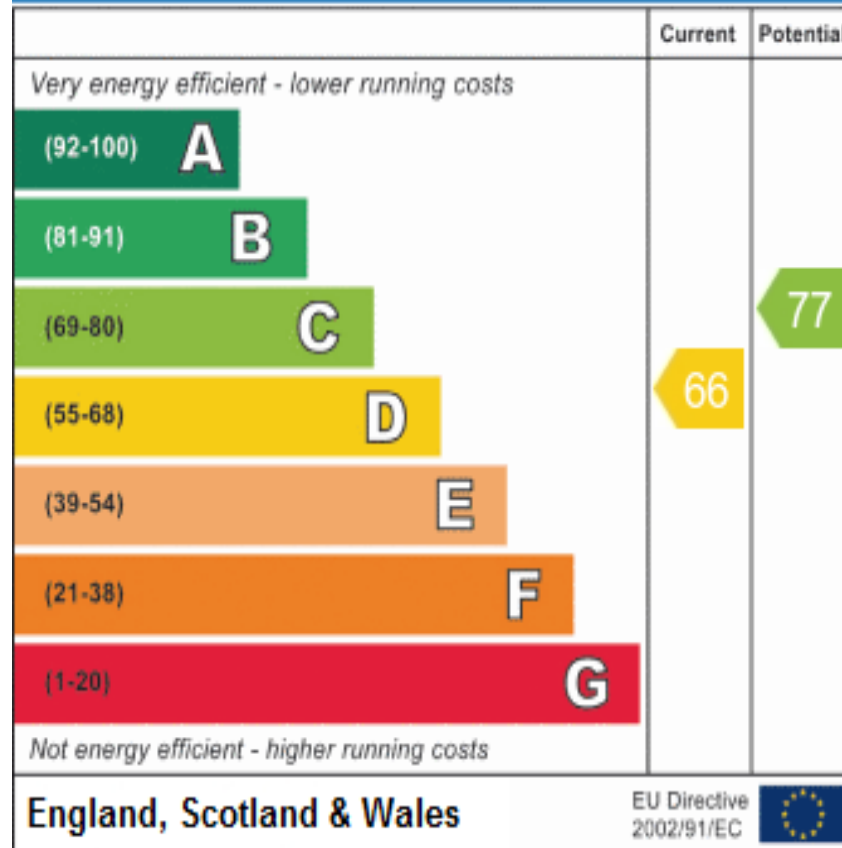
**Approx. Gross Internal Floor Area 1549 sq. ft / 143.90 sq. m (Excluding Garage)**

**Approx. Gross Internal Garage Area 139 sq. ft / 12.91 sq. m**

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



## Energy Efficiency Rating



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.



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