



**MICHAEL EVERETT & Co**

*... A Moving Experience*

# BURGH HEATH ROAD EPSOM KT17 4LJ

A spacious substantial detached property situated on a private plot in the much sought after College area of Epsom. The property benefits from well established south facing gardens and no onward chain.

## Accommodation and amenities

**Pillared Entrance Porch • Entrance Hall • Lounge • Dining Room • Family Room • Kitchen/Diner • Study Area • Master Bedroom with En-Suite • 3 Further Bedrooms • Family Bathroom • Further Bathroom • Summer House • Well Established Rear Garden • Long Private Driveway • Off Street Parking • Side Garden •**

The property is situated in highly sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports.

The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.







Long private shingle driveway leads to front garden. Steps up to Pillared Entrance Porch. Double doors to Hallway: coved cornice to ceiling, two wall light points, double cupboard with cupboard above. Bathroom: panel enclosed bath with shower attachment mixer tap, wash hand basin set in vanity unit, low level w.c., walls part tiled with matching border, ceiling downlighters.

Sitting Room: double aspect, coved cornice to ceiling, ceiling downlighters, feature polished stone fireplace with gas coal effect fire, door through to kitchen/diner. Dining Room: double aspect with double doors on to side patio and garden beyond, coved cornice to ceiling, two wall light points. Study: coved cornice to ceiling. Family Room: double aspect, door on to patio and rear garden, coved cornice to ceiling.

Kitchen/Diner: comprehensive range of eye level units with cupboards and drawers below, four ring electric hob with chrome extractor above, adjacent double oven, single stainless steel sink unit with mixer tap and drainer, plumbing for dishwasher, space for large American style fridge freezer. Large opening through to Diner: plumbing for washing machine, space for tumble dryer, adequate for large breakfast table, ceiling downlighters, door through to decked terrace with steps down to garden, Oak wood effect flooring, walls half tiled.

From the Hallway, staircase with open balustrading leads to First Floor Landing: large landing with study area, built-in double cupboards with further cupboards. Master Bedroom: double aspect, large walk-in closet with shelving and hanging rails, eaves storage cupboards. Door through to En-Suite Shower Room: fully tiled shower, wash hand basin set in vanity unit, low level w.c., walls part tiled, ceiling downlighters, shaver point. Bedroom Two: coved cornice to ceiling. Bedroom Three: double wardrobe with dressing table recess and chest of drawer. Bedroom Four: double built-in wardrobe with adjacent cupboards, coved cornice to ceiling.

Family Bathroom: panel enclosed bath, shower attachment mixer tap, pedestal wash hand basin, low level w.c., walls part tiled, ceiling downlighters, access to loft, shaver point, ladder back heated towel rail, airing cupboard.

Outside, immediately to the rear of the property is a decked area with steps down to rear garden, lawn with evergreen hedging, herbaceous trees and shrubs. Further patio area with mature rose borders. The garden is a particular feature of the property with rose beds, is well screened to all sides, has been well maintained and enjoys a sunny aspect. To the front, off-street parking for 10 vehicles. To the side, pergola, greenhouse, steps up to front garden. Summer House.

Council Tax: Band G

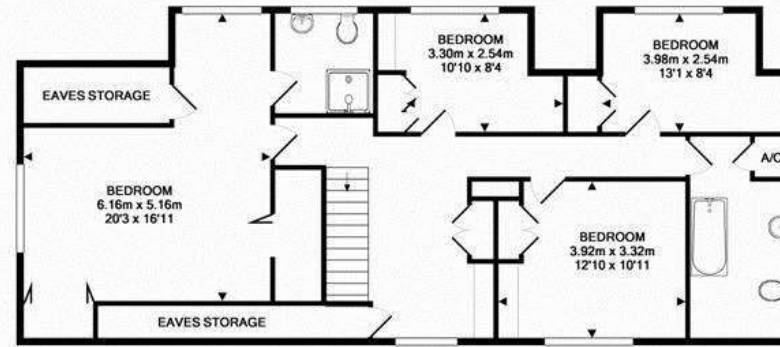
**Asking Price £1,425,000 Freehold**



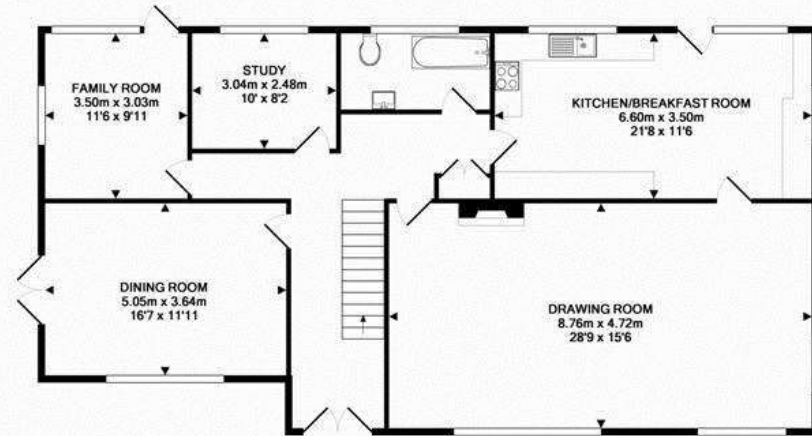


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	64   d	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.



1ST FLOOR  
APPROX. FLOOR  
AREA 101.1 SQ.M.  
(1089 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR AREA 173.0 SQ.M. (1866 SQ.FT.) (INCLUDING SUMMER HOUSE)

TOTAL APPROX. FLOOR AREA 274.15Q.M. (2955 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.