



MICHAEL EVERETT & Co

... A Moving Experience

ARTHUR VILLAS WINDMILL LANE EPSOM KT17 3AH

A well presented contemporary property built in 2007 located in a quiet cul-de-sac in the popular Wallace Fields area of Epsom.

Accommodation and amenities

Entrance Hall • Cloakroom • Sitting Room • Dining Room • Contemporary Kitchen/Breakfast Room • Four Bedrooms • Two En-Suites • Family Bathroom • Rear Garden Offering Seclusion & Privacy • Garage/Store • Parking Space •

The property is situated in one of Epsom's most 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'.





Pathway leads to front door to Entrance Hall: engineered Oak polished flooring, coved cornice to ceiling. Cloakroom: low level w.c., wash hand basin set on marble top, walls fully tiled with matching border, ceramic tiled floor, deep understairs storage cupboard. Sitting Room: coved cornice to ceiling, feature fireplace with stone hearth and surround with gas coal effect fire, double doors to patio and rear garden, engineered Oak polished flooring. Dining Room: double doors onto patio and rear garden, coved cornice to ceiling, engineered Oak polished flooring. Contemporary Kitchen/Breakfast Room: comprehensive range of eye level units with cupboards and drawers below, Neff five ring gas hob with extractor above and adjacent double oven, single stainless steel sink unit with mixer tap set in granite, fridge/freezer, integral washing machine, dishwasher, cupboard housing boiler, coved cornice to ceiling, ceiling downlighters, ceramic tiled floor, ample space for dining table.

From the Hallway stairs lead to First Floor Landing. Principal Bedroom: coved cornice to ceiling, large cupboard. En-Suite Shower Room: fully tiled shower, wall mounted wash hand basin, low level w.c., walls fully tiled with matching border. Bedroom Three: double cupboards, coved cornice to ceiling. Bedroom Four: coved cornice to ceiling, window overlooking rear garden.

Family Bathroom: tile enclosed bath, mixer taps, handheld contemporary shower, wall mounted wash hand basin with mixer tap, low level w.c., ladder back heated towel rail, walls fully tiled with matching border, ceramic tiled floor, shaver point.

Stairs to Second Floor Landing. Bedroom Two: ceiling downlighters, study area. En-Suite Bathroom: panel enclosed bath, shower attachment, wall mounted wash hand basin, low level w.c., walls fully tiled with matching border and marble tops.

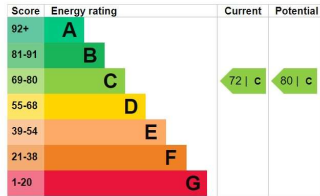
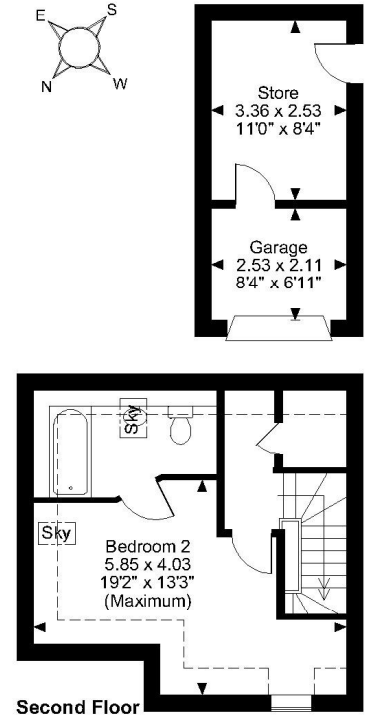
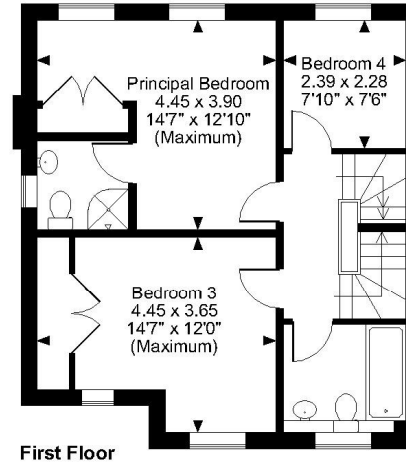
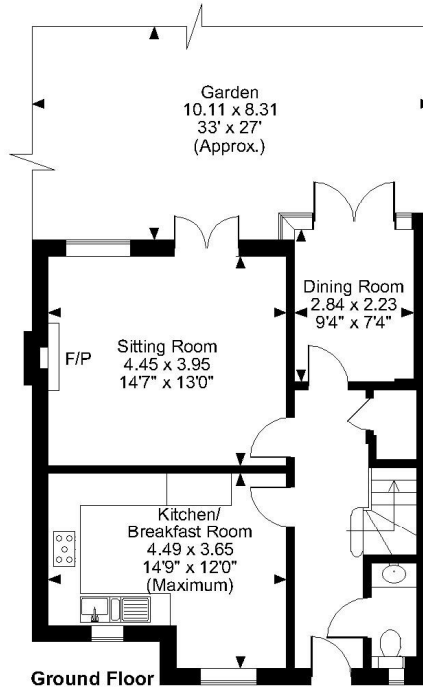
Outside: Immediately to the rear of the property is a sun terrace with the garden laid to lawn with shingle feature and evergreens and offers seclusion and privacy ideal for entertaining. Adjacent to the property is a garage with pitched roof and store, personal door to side and rear garden with additional parking space.

Council Tax Band: F

Asking Price £845,000 Freehold



Arthur Villas, Windmill Lane, Epsom, Surrey
Approximate Gross Internal Area
Main House = 1351 Sq Ft/126 Sq M
Garage/Store = 153 Sq Ft/14 Sq M



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

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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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.