



**MICHAEL EVERETT & Co**

*... A Moving Experience*



# MILBURN WALK EPSOM KT18 5JN

A carefully and sympathetically updated detached property in the ever popular College area of Epsom, presented in excellent condition throughout.

## Accommodation and amenities

Entrance Hall • Sitting Room • Re-Fitted Contemporary Kitchen/Diner • Utility Room • Study • Family Room/Bedroom 3 • Re-Fitted Shower Room • Master Bedroom Suite with Dressing Room & En-Suite Shower Room • Two Further Bedrooms • Re-Fitted Bathroom • Beautifully Established & Maintained Rear Garden • Single Garage •

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: original polished herringbone parquet flooring, two wall light points. Sitting Room: double aspect, wide picture windows, three wall light points, original polished herringbone parquet flooring, multi-stove with hearth and over mantle. Study: lighting, Oak flooring, further useful double storage cupboard with shelving. Re-fitted two year old contemporary spacious Kitchen/Diner: comprehensive range of cupboards with drawers below, inset shelving, two corner carousels, polished quartz work surfaces with matching splashbacks, stainless steel sink unit with quooker hot water tap, recycling bin, integral dishwasher, induction Bora hob with central extractor with adjacent Miele double oven (including steam oven and combination oven), integral fridge with freezer below, additional adjacent freezer, ample space for dining table, two wall light points, LED lighting, double aspect, underfloor heating. Inner Hallway: useful cupboard with shelving. Utility Room: range of high gloss eye level cupboards with cupboards below, single stainless steel sink unit with drainer, mosaic tiled splashback, plumbing for washing machine, polished ceramic flooring, half glazed door to side and rear garden. Bedroom Three/Family Room: double doors with steps down to sun terrace, Oak veneered flooring. Bedroom Four: double wardrobe with mirrored front. Re-Fitted Shower Room: large walk-in shower with mixers, wash hand basin set in vanity unit, low level w.c., walls fully tiled with matching ceramic border, shaver point, further cupboard. From the Hallway staircase leads to First Floor Landing: access to loft.

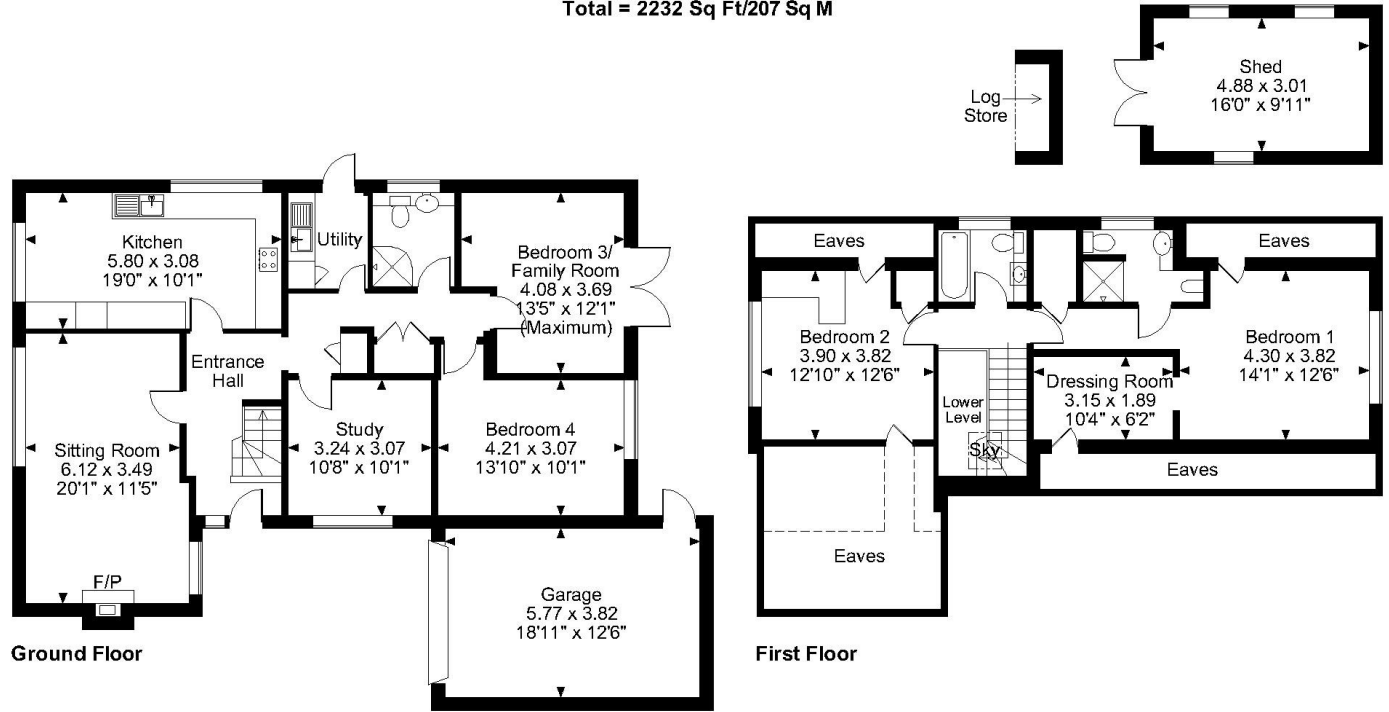
Master Bedroom Suite: cupboard with slatted shelves and power, eaves cupboard, archway to Dressing Area: ample space for his and her wardrobes, further eaves storage. En-Suite Shower Room: fully tiled walk-in shower with rainforest shower head, wash hand basin set in vanity unit, bidet, low level w.c., fully tiled walls, shaver point, chrome ladder back heated towel rail, underfloor heating. Bedroom Two: two eaves storage cupboards, further storage space with Megaflow, workstation with cupboards below and work surface. Re-Fitted Bathroom: panel enclosed bath, shower attachment, mixer tap, wash hand basin set in vanity unit, low level w.c., ladder back heated chrome towel rail, fully tiled with matching border, ceiling downlighters, ceramic tiled floor. Outside: The garden is a particular feature of the property having been carefully established and maintained and enjoys a westerly aspect. Immediately to the rear of the property is a sun terrace, circular patio, herbaceous shrubs, flowering borders, further eating area with circular feature posts with climbing roses. Brick pathway to large garden shed with power, vegetable garden, potting area, irrigation system, log and coal store. Side access to the front garden, bin area, outside tap. Front Garden: laid to lawn with flower borders, off street parking for 2/3 vehicles. Single Garage: electric up and over door, power and light, electric charging point, personal door to side and rear garden, adequate storage space. Council Tax Band: G

**Asking Price £959,950 Freehold**





**Milburn Walk, Epsom, Surrey**  
**Approximate Gross Internal Area**  
**Main House = 1821 Sq Ft/169 Sq M**  
**Garage = 237 Sq Ft/22 Sq M**  
**Shed & Log store = 174 Sq Ft/16 Sq M**  
**Total = 2232 Sq Ft/207 Sq M**

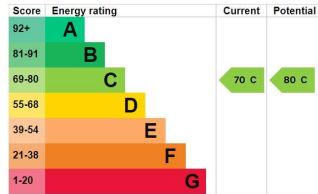


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

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

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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.