



**MICHAEL EVERETT & Co**

*... A Moving Experience*

# DOWNNS AVENUE EPSOM KT18 5HQ

A spacious character detached property located in a highly desirable private road

## Accommodation and amenities

Reception Hall • Drawing Room • Dining Room • Music Room • Study • Breakfast Room • Kitchen • Utility Room • Cloakroom • Master Bedroom Suite • Three Further Bedrooms • Two Bathrooms • Well Established Rear Garden • Detached Garage •

## South Grove

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 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'.





Located in this highly sought after road this four bedroom, two bathroom, four reception room, spacious detached property built in the 1930's combines both period and contemporary features offering versatile accommodation.

Designed over two floors and providing a wealth of lateral living space, enjoying an east facing terrace and garden ideal for in and outdoor entertaining.

On the ground floor, leading from the reception hall are the principle reception rooms including the drawing room, dining room, music room, and study. The kitchen gives way to a breakfast/dining area.

On the first floor is the master bedroom suite and three further bedrooms with second bathroom.

Outside the garden is well established affording privacy to all sides, immediately to the rear of the property is a sun terrace, lawned area with evergreens, chalet summerhouse, herbaceous trees and shrubs.

The garden enjoys an easterly aspect, having been well maintained and providing generous outside living space. To the front: garden with inset flowering borders and box hedging, lawned area and generous off street parking with carriage driveway and detached pitch roof garage.

Council Tax Band: G

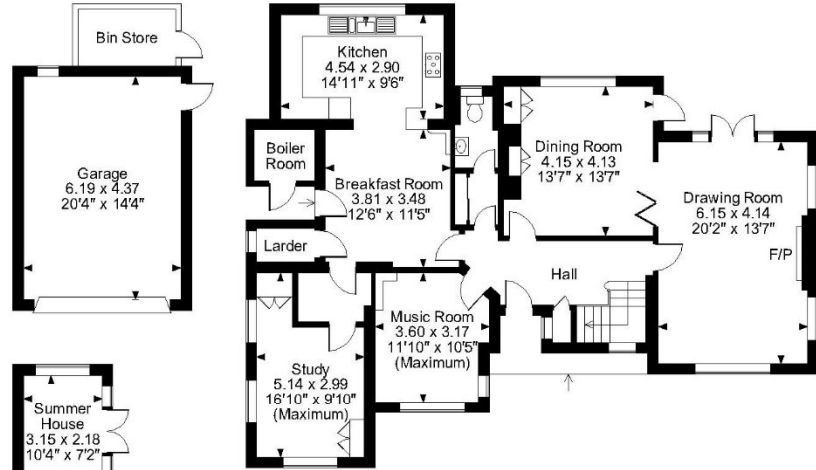
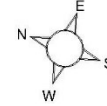
Road Fund Subscription: £125.00 per annum

**Asking Price £1,600,000 Freehold**

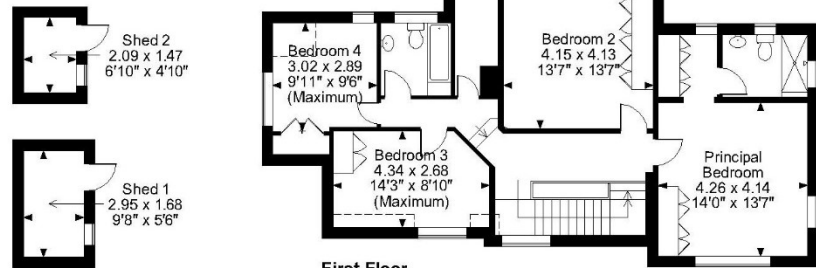


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

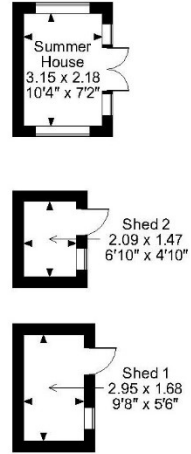
South Grove, Downs Avenue, Epsom, Surrey  
 Approximate Gross Internal Area  
 Main House = 2228 Sq Ft/207 Sq M  
 Garage = 291 Sq Ft/27 Sq M  
 Outbuildings = 206 Sq Ft/19 Sq M



Ground Floor



First Floor



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

The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8511053/SMA

Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP  
 Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk



**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.