



MICHAEL EVERETT & Co

... A Moving Experience

Church Road Epsom KT17 4DN

A 1920's characterful detached property located within a short walk of Epsom town centre and station.

Accommodation and amenities

Entrance Hall • Sitting Room • Dining Room • Kitchen/Diner • Conservatory/Garden Room • Three Bedrooms • Bathroom • Separate W.C. • Well Maintained & Designed Rear Garden • Garage • Potential For Off Street Parking •

The property is situated in one of Epsom's most sought after locations within Pikes Hill Conservation Area 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, and the nearby footpath provides access to Epsom Downs with the famous Epsom Racecourse, home of the 'Derby'.



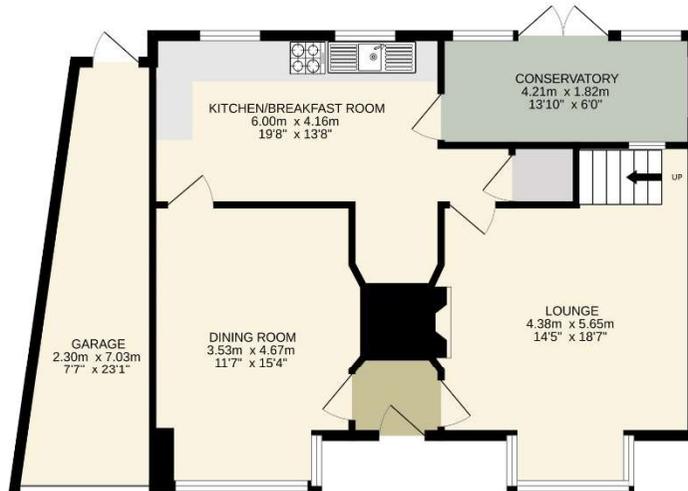


Pathway leads to front door. Entrance Hall: picture rail. Sitting Room: double aspect, wide angular bay, feature Claygate style fireplace with polished hearth and mantle, picture rail, two wall light points, staircase to first floor. Dining Room: wide angular window, picture rail, three wall light points. Kitchen/Diner: comprehensive range of eye level units with cupboards and drawers below, double drainer stainless steel sink unit set under window overlooking well maintained rear garden, four ring gas cooker, space for large American style fridge/freezer, plumbing for washing machine, walls half tiled, floor mounted boiler, adequate space for breakfast/dining table, ceiling ailer/rack, deep understairs storage cupboard. Conservatory/Garden Room: radiator, double doors onto patio and rear garden, two wall light points. From the Sitting Room staircase with open balustrading and Oak handrail leads to First Floor Landing: access to loft (the majority of the loft is boarded, running the full length of the house and is therefore excellent for storage, with power). Bedroom One: large overstairs cupboard with shelving, airing cupboard with slatted shelving and tank, picture rail. Bedroom Two: fitted bookshelving with cupboards below, picture rail, double

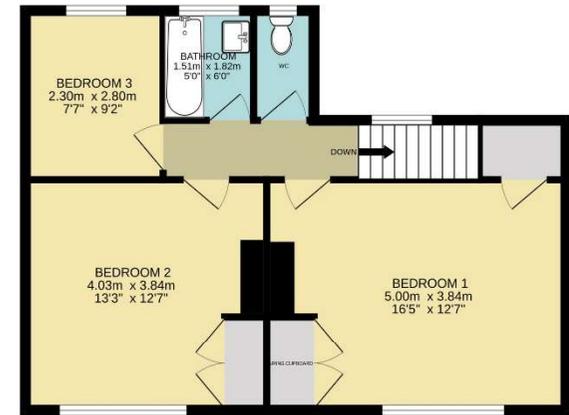
wardrobe with cupboards above and additional adjacent cupboard, picture rail. Bedroom Three: picture rail, window overlooking well established rear garden. Bathroom: panel enclosed bath, taps with shower attachment, pedestal wash hand basin, walls part tiled with matching border, window. Separate W.C: high flush w.c. Outside: Immediately to the rear of the property is a sun patio. The garden is a particular feature of the property having been well maintained and well stocked, laid to lawn with pathways, herbaceous trees and shrubs with inset flower beds. To the rear of the property is a greenhouse with a shed to the rear, pond with rockery borders, walled garden to the rear with climbing roses, wild flower patch. Side access to the front garden with secure gate. To the front are crazy paved garden with inset flowering beds, evergreen hedging, potential for off street parking for one vehicle. Garage: Adjacent to the property, double doors to the front, personal door to the rear.

Council Tax Band: F (£3,334.27 for 2024/25)

Asking Price £765,000 Freehold

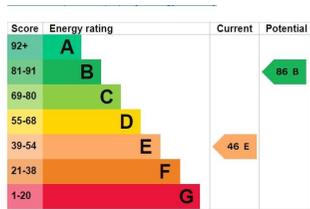


Ground floor
74.8 sq.m. (805 sq.ft.) approx.



1st floor
51.3 sq.m. (552 sq.ft.) approx.

TOTAL FLOOR AREA : 126.1 sq.m. (1357 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.