



Downs Avenue, Epsom, KT18 5HQ



£1,540,000

- Highly desirable private road
- Walk to town & station
- Detached character house
- Six generous bedrooms
- Four stunning reception rooms
- Fully fitted kitchen/breakfast room
- Utility room & boot room
- Two large bathrooms
- South/Westerly facing garden
- Good size plot
- Excellent school catchment

Set at the northern end of this most sought after of private roads, this unique and attractive detached family home benefits from a wealth of character and charm, and sits on a mature plot that backs onto parkland.

The house itself offers accommodation approaching 3000 Sq. Ft (including garaging) although there is still plenty of scope to extend STPP.

The property benefits from a genuine amount of natural light due to its position with six generous bedrooms which in itself is unusual, accompanied by four reception rooms all with an abundance of natural light and a generous kitchen/breakfast room with utility room and boot room. The house has a truly wonderful feel about it and does offer itself to being extended if the next owner felt the desire for more space.

Early viewing is strongly recommended due to the unrivalled position and unique nature of this elegant Edwardian family home.



The fantastic positioning is not the only reason to consider this property, once you step inside you are greeted by a wonderful hallway with all of the entertaining rooms flowing from it. The sitting room, dining room and office all overlook the main gardens, the study provides a cosy retreat whilst the kitchen/breakfast room is fully fitted with a further utility room, boot room and downstairs cloakroom. Upstairs all of the six bedrooms are very generous and enjoy enviable aspects, with two spacious bathrooms and two separate cloakrooms. Outside the property is surrounded by mature hedging and gardens which wrap themselves around this fine home, adding to the privacy and seclusion.

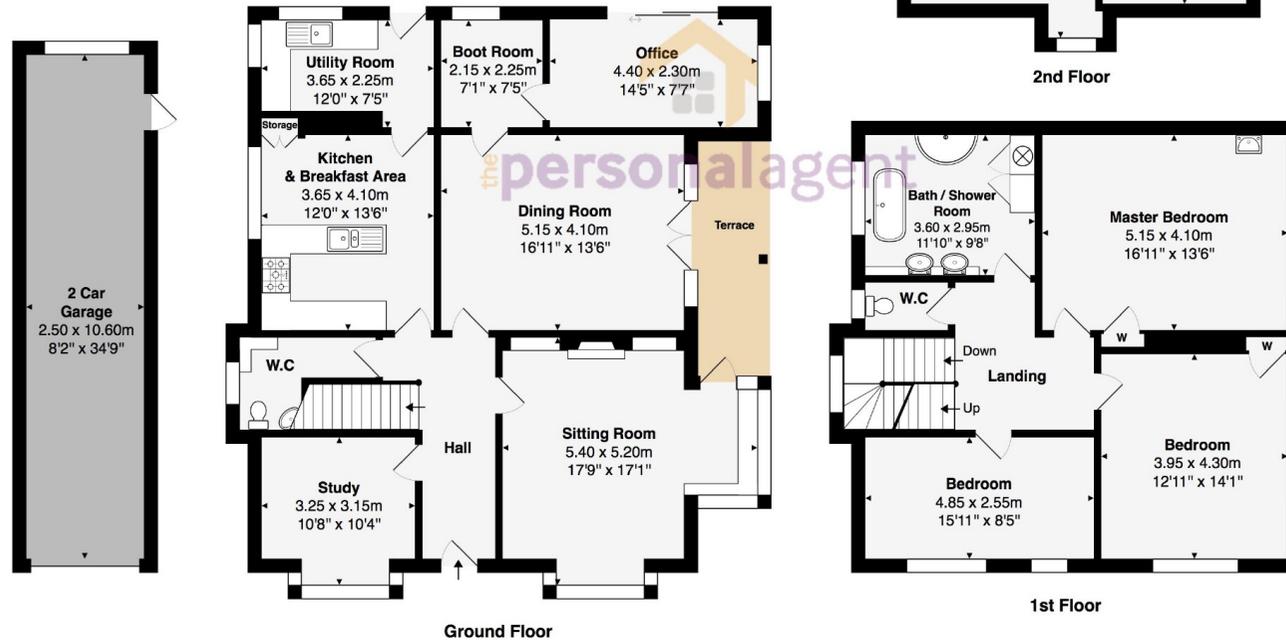
Downs Avenue is one of the most sought after private roads in Epsom. It benefits from the convenience of a central location, whilst retaining the privacy and peace typically associated with properties in a more rural setting. Epsom Town Centre and the railway station is 0.8 of a mile away, with services running frequently to London Waterloo, London Bridge and London Victoria.

The area continues to prove popular with buyers due to the convenient transport links and wide selection of private and state schools for all genders and ages. As well as comprehensive shopping facilities in the town, there are numerous leisure facilities, golf clubs and of course the famous Epsom Downs Racecourse, and the RAC club.





Downs Avenue, Epsom
 Total Area: 251.6 m² ... 2708 ft² (Excluding Terrace & 2 Car Garage)
 All measurements are approximate and for display purposes only



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency: 53 / 53
 Environmental Impact: 41 / 41

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