



Osborne Way, Epsom **KT19**

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# Property For Sale in Epsom

A modern five bedroom family home located in a cul-de-sac within a popular residential development with an open aspect to the front and access to Horton Country Park.

Presented in excellent condition throughout, this property benefits from an open-planned living/dining room, spacious kitchen, landscaped garden and a double garage which is currently used as a gym.

Across the top floor are five bedrooms and 3 bathrooms (2 en-suite). The principle bedroom suite has a stylish dressing room.

The property is perfectly situated for Horton Country Park, Hobbledown Adventure Farm and Zoo and Chessington World of Adventures along with a number of the areas highly regarded schools.

Epsom town centre is conveniently located and has an excellent range of shops and everyday stores along with The Ashley Centre that centres around the Clock Tower which dates to 1847. The high street also has a variety of restaurants, pubs and coffee shops and an Odeon cinema.

The train station is located in the centre of town and has frequent services to London Victoria, London Bridge and Waterloo, Clapham Junction, Wimbledon, West Croydon, Sutton, Leatherhead, Dorking, Guildford and Horsham.

Tenure: Freehold

Local Authority: Epsom and Ewell Borough Council

Council Tax: G



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Epsom has superb leisure activities and is famously home to The Derby which is located on Epsom Downs. The RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside in Surrey, features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation. The area also has golf at Epsom Downs, Horton Park, and Leatherhead along with a David Lloyd Leisure Centre.

The area boasts an excellent range of private schools, including Epsom College, City of London Freeman's School, Kingswood House, St John's, Downsend and Danes Hill in Oxshott.

Epsom train station 1.25 miles

Epsom town centre 1 mile

Leatherhead 5 miles, M25 (J9) 5 miles

Central London 20 miles

All distances are approximate. Please check specific school catchment for those schools referenced above.





**Approximate Gross Internal Area**  
**Main House = 2163 sq. ft / 200.99 sq. m**  
**Garage = 369 sq. ft / 34.30 sq. m**  
**Total = 2532 sq. ft / 235.29 sq. m**



This plan is 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, shapes and compass bearings before making decisions reliant upon them.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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