



Ewell Downs Road, Epsom



An immaculately presented home situated on a private road.

An immaculately presented detached home situated on a private road with a large south west facing rear garden. The home has been completely modernised and finished to a high standard throughout.

Specification includes:

- * Rewired and replumbed in 2021
- * Phillips smart lighting
- * Ted Todd wood flooring
- * EV Charging point
- * New rear patio and terrace, including hot tub

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 property is conveniently located for three stations, Epsom, Ewell East and Ewell West which provide a variety of frequent services to London Victoria, London Bridge and Waterloo, Clapham Junction, Wimbledon, West Croydon, Sutton, Leatherhead, Dorking, Guildford and Horsham.

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 property is perfectly situated for Horton Country Park, Hobbledown Adventure Farm and Zoo and Chessington World of Adventures. The area boasts an excellent range of private schools, including Epsom College, City of London Freeman's School, Kingswood House, St John's, Downsend.

Tenure: Freehold

Council Tax Band: G

Local Authority: Epsom and Ewell Borough Council









Location Description

Epsom town centre and train station 2 miles

M25 (J9) 5.5 miles

Central London 20 miles

Gatwick Airport 23 miles

Heathrow Airport 25 miles

The M25 and A3 are easily accessible providing access to central London, Heathrow and Gatwick Airports.









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 any decisions reliant upon them.

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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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Particulars dated January 2024, Photographs and videos dated January 2024.

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