



Woodlands Gardens, Epsom Downs

The **PERSONAL** Agent

# POA

## Freehold

- Private gated development
- 2588 of Sq. Ft of space
- Cleverly extended & immaculately presented
- Four double bedrooms
- Four reception rooms
- Utility room & d/s cloakroom
- Two en-suite shower rooms
- Spacious family bathroom
- Stunning 78ft x 64ft rear garden
- Detached garage & ample parking

Enjoying arguably the best position within a highly desirable gated development of just seven other detached family homes, this spacious and attractive property was built by Linden Homes in 2000 and has since been cleverly extended and updated by our clients who have created a truly stunning family home throughout.

The attention to detail and wonderful presentation of this property is immediately evident from the moment you first step through the front door. Benefitting from 2588 Sq. Ft of total accommodation, the property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.

Originally constructed as a five bedroom home, our clients have not only extended but have also re-designed the accommodation to provide a fantastic balance that is not



usually found within these modern homes.

In short, it is our belief that finding a better property will be a difficult task and as such we are recommending immediate viewing to fully appreciate the position and accommodation on offer.

The generous entrance hall immediately sets the standard and provides a wonderful first impression. The living room measures 22ft x 17ft and enjoys an inglenook fireplace and double doors linking to the formal dining room which is bright and spacious with doors to the garden. There is a useful study, downstairs cloakroom and a separate utility room from a practical sense, but the real heart of the home is the stunning kitchen area that is open plan to a sitting/family room which has created the ultimate hub for entertaining and relaxing alike.

The impressive accommodation continues on the first floor.

The master bedroom & guest bedrooms both enjoy modern en-suite shower rooms, there are two further generous double bedrooms and a modern four piece family bathroom.

Outside, the garden does not disappoint either with a secluded 78 x 64ft rear garden that is immaculately maintained and enjoys a stunning paved terrace and outside lighting. The detached garage and driveway with ample parking complete this fine home.

Woodlands Gardens provides the perfect mix of convenience and tranquillity with Tattenham Corner and Epsom Downs Stations just a short distance away, Epsom Town Centre and the villages at Banstead and Tadworth within a couple of miles yet with open spaces of Epsom Downs Racecourse and the choice of many excellent golf courses on the doorstep.

Freehold







Woodlands Gardens, Epsom  
 Total Area: 240.5 m<sup>2</sup> ... 2588 ft<sup>2</sup> (excluding garden)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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