

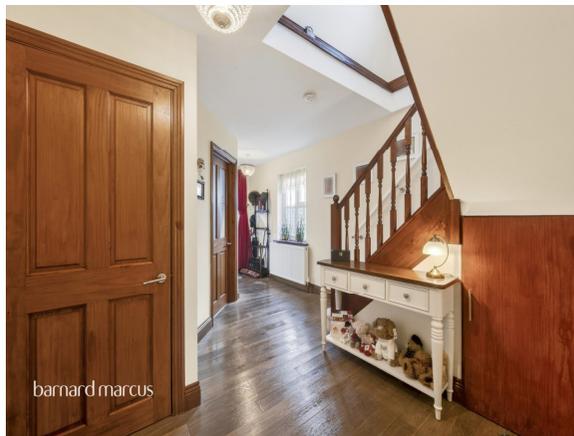


Reigate Road, Epsom, KT17 3LT

welcome to

Reigate Road, Epsom

A deceptively spacious & beautifully presented four bedroom home offering far more than the typical semi, this standout property delivers generous living space, a huge south east facing garden, and superb convenience just moments from Epsom Downs Station, local shops, and sought after schools.





Total floor area 177.9 m² (1,915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Deceptively spacious and exceptionally well presented, this impressive four-bedroom home offers far more than expected from a typical semi-detached property. Ideally positioned just a short walk from Epsom Downs Station, with local shops conveniently located across the road, it sits within a highly sought-after school catchment including Warren Mead and The Beacon, and is less than a mile from the open green spaces of Epsom Downs.

The ground floor delivers superb versatility, featuring a large open-plan kitchen, lounge, and dining area to the rear — a fantastic social hub for modern family living. To the front, a generous separate lounge provides an additional retreat, while a dedicated home office and a ground-floor WC add further practicality.

Upstairs, the property continues to impress with four genuine double bedrooms, all bright, spacious, and beautifully presented. The main bedroom is exceptionally well presented and further enhanced by a stylish en-suite, creating a luxurious private retreat. A modern upgraded bathroom with a stylish four-piece suite completes the first floor.

Externally, the home boasts a substantial driveway capable of accommodating up to four cars, while the standout feature is the expansive south-east-facing rear garden. Offering a generous patio, large lawn, vegetable area, and a superb fully powered outbuilding, it provides exceptional outdoor space rarely found in properties of this type.



welcome to

Reigate Road, Epsom

- Semi-Detached Family Home
- Four Double Bedrooms
- Bathroom & Ground Floor W.C
- Modern Kitchen / Diner with Direct Access to Garden
- Large Driveway For Up To Four Cars
- Substantial South East Facing Garden
- Fully Powered Outbuilding
- Excellent Location For Schools, Station & Local Shops

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EPS110333 - 0004

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