

Reigate Road Epsom, Surrey KT17 3LT

WILLIAMS HARLOW ARE PLEASED TO OFFER THIS THREE DOUBLE BEDROOM DETACHED HOUSE TO THE MARKET. The property benefits from three reception rooms offering flexible living space, a fitted kitchen with utility room and a downstairs cloakroom and three double bedrooms and a family bathroom upstairs. There is a beautiful rear garden and off street parking for numerous cars. Period features such as exposed beams, fireplaces and original wood flooring are additional benefits. Available at the end of November on an unfurnished basis.

£2,000 PCM



FRONT DOOR

Part glazed front door under canopy porch with outside light, giving access through to:

ENTRANCE HALL

Original parquet flooring. Double radiator. Coving. Beamed ceiling. Cloaks cupboard.

RECEPTION ROOM

3.86m into bay x 3.89m (12'8 into bay x 12'9)

Front aspect double glazed bay window. Wooden floorboards. Double radiator. Cast iron fireplace with wooden surround and tiled insert. Coving. Fitted shelving.

DINING ROOM

5.51m x 3.18m (18'1 x 10'5)

Double glazed windows to front aspect. Double radiator. Feature open fireplace. Wood flooring. Beamed ceiling. Opening through to:

LOUNGE AREA

5.23m x 3.02m (17'2 x 9'11)

Wooden floorboards. French doors opening onto the rear garden. Three quarter height window to rear aspect and 2 x side aspect windows. 2 x radiators. Coving.

KITCHEN

3.68m x 2.36m (12'1 x 7'9)

Double glazed side window. Range of eye and low level units. Wooden work tops. 1 1/2 bowl stainless steel sink. Original tiled flooring. Space for double oven. Large walk in larder cupboard (housing electric fuse board). Wall mounted gas central heating combination boiler (2 years old). Radiator. Fitted wine rack. Tiled walls.

UTILITY ROOM

3.05m x 1.96m (10'0 x 6'5)

Window to rear aspect. Fitted units. Space for fridge freezer. Spaces for washing machine and dishwasher.

SEPARATE INNER LOBBY AREA

2.29m x 1.14m (7'6 x 3'9)

Cloaks area with door to the garden. Tiled flooring. Door to:

DOWNSTAIRS WC

WC. Obscured double glazed side window. Low level WC. Vanity sink. Fitted cupboard. Fully tiled walls and tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window.

BEDROOM ONE

4.17m into bay x 4.22m (13'8 into bay x 13'10)

Front aspect double glazed bay window. Feature fireplace with tiled insert. Wood strip flooring. Coving. Double radiator.

BEDROOM TWO

4.37m x 3.02m (14'4 x 9'11)

Fitted wardrobe. Double glazed window to front aspect. Radiator. Coving.

BEDROOM THREE

3.00m x 2.64m (9'10 x 8'8)

Double glazed window to rear aspect. Coving. Fitted wardrobe. Radiator. Access to loft. Radiator.

BATHROOM

Obscured double glazed window dual aspect. Fully tiled walls and tiled floor. Walk in large shower/wet room area with power shower. Panel bath with overhead shower attachment. Vanity sink. Low level WC. Radiator.

OUTSIDE

FRONT

There is a shingle driveway providing useful off street parking for numerous vehicles.

GARAGE

Located to the side of the property.

STUNNING REAR GARDEN

There is a patio area with the remainder of the garden laid to lawn with a colourful array of beautiful flower/shrub borders and some mature trees. There is side access on both sides of the property, one giving access to the garage and the other side to the front of the property. There is an ornate seating area, useful outside tap and outside light.

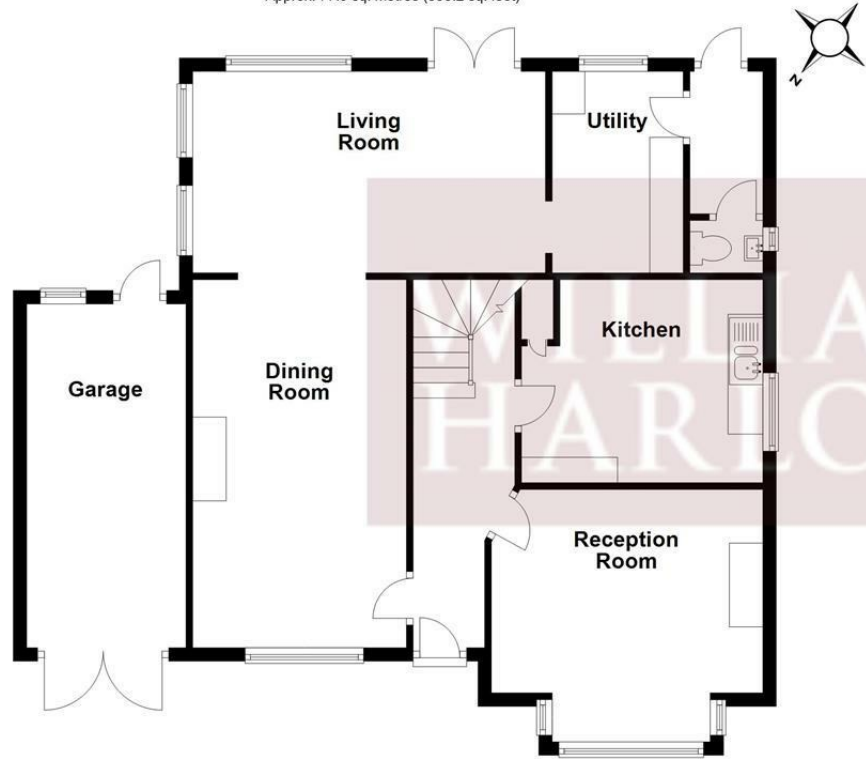
COUNCIL TAX

Council Tax Band G (£3,357.48)



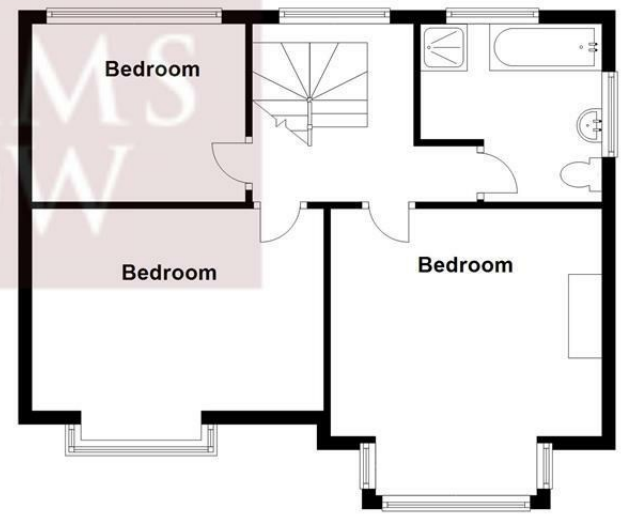
Ground Floor

Approx. 77.9 sq. metres (838.2 sq. feet)

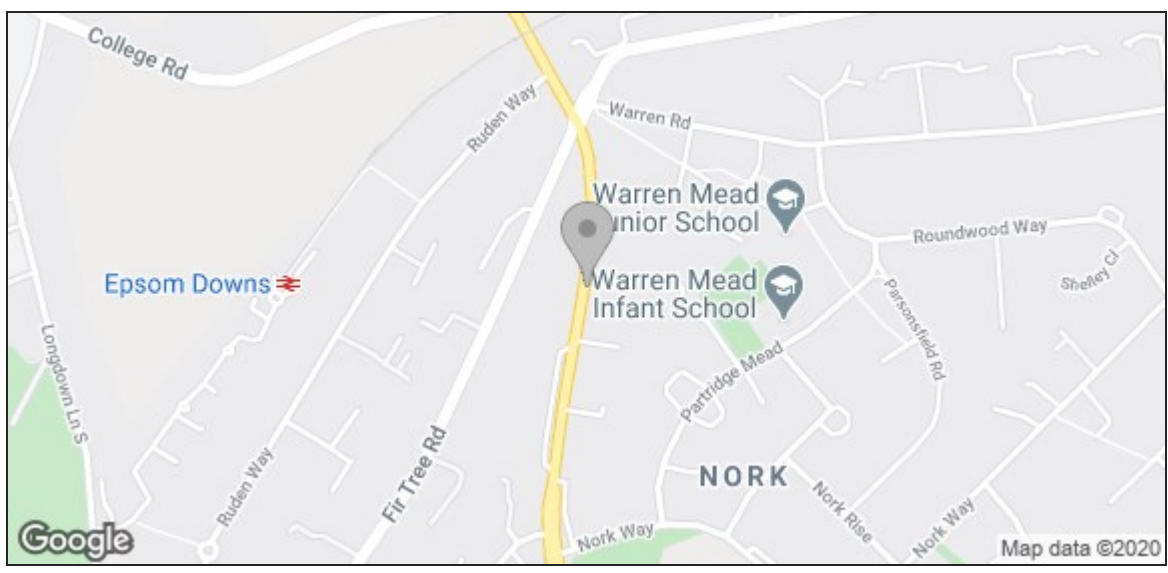


First Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



Total area: approx. 131.3 sq. metres (1412.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		65	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			74
(81-91) B			
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	