

Heathside Place Epsom Downs, Surrey KT18 5TX

An opportunity to acquire a detached FOUR DOUBLE BEDROOMS residence occupying a large garden plot, located on this exclusive gated development of just 19 homes. The property has been sympathetically extended and is conveniently located close to Tattenham Corner railway station, Tattenham Corner shops and also the famous Epsom Downs Racecourse. There is spacious accommodation arranged over two floors with plentiful parking and double garage. **SOLE AGENTS**

£875,000 - Freehold



ENTRANCE PORCH

Covered entrance porch with lighting and part glazed front door, giving access through to:

ENTRANCE HALLWAY

3.20m x 3.28m (10'6 x 10'9)

Turn staircase rising to the first floor with an attractive balustrade. Understairs storage cupboard. Coving. Dado rail. Radiator. Wooden flooring. Alarm control panel. Thermostat for central heating.

DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin with mixer tap. Half height tiling. Wood effect flooring. Obscured glazed window to front. Radiator.

LIVING ROOM

6.25m x 3.30m (20'6 x 10'10)

Window to side. Fireplace feature with stone surround and inset log burner. Concealed radiator. Wall lights. Double glazed doors to the dining/reception Room. Double opening glazed doors to the conservatory. Archway through to:

STUDY

2.74m x 3.18m (9'0 x 10'5)

Coving. Window to front. Concealed radiator. Wall lights.

CONSERVATORY

3.48m x 3.84m (11'5 x 12'7)

Windows enjoying a pleasant outlook over the rear garden. Tiled floor. Wall mounted electric heater. Double opening french doors to the side. Fitted roof and window blinds.

DINING/RECEPTION ROOM

3.30m x 3.43m (10'10 x 11'3)

Window to rear. Radiator. Coving. Wall lights. Double glazed doors to the lounge. Also doorway from entrance hall.

KITCHEN/BREAKFAST ROOM

2.82m x 7.44m (9'3 x 24'5)

The room is of triple aspect with windows to rear, front and side. Part glazed door to the side. The kitchen has been completely re-fitted by the present owner. Granite work surfaces incorporating double sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface incorporating a slimline dishwasher and integral washing/drier machine. Fitted oven and grill with microwave oven above. Surface mounted four ring gas hob with chimney extractor above. A comprehensive range of eye level cupboards which benefit from underlighting. Space for American style fridge freezer. Concealed radiator.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Large linen cupboard. Coving. Access via a pull down loft ladder to part boarded loft, loft light and TV aerial.

MASTER BEDROOM

6.05m x 3.35m (19'10 x 11'0)

This room has been significantly extended by a sympathetic double storey extension to the front which also creates the study below. There is a window to front. Radiator. Coving. 2 x ranges of built in fitted wardrobes. Doorway providing access through to:

EN-SUITE SHOWER ROOM

Fully enclosed double shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Obscured glazed bay window to the front. 2 x storage cupboards with shelving. Ceiling mounted extractor. Downlighters. Wall heater. Half height tiling. Wood effect flooring. Radiator.

BEDROOM TWO

2.79m x 3.89m (9'2 x 12'9)

Window to front and side. Radiator. Fitted wardrobes. Coving.

BEDROOM THREE

3.48m x 3.12m (11'5 x 10'3)

Window to rear. Radiator. Fitted wardrobes. Coving.

BEDROOM FOUR

2.46m x 3.38m (8'1 x 11'1)

Window to rear. Radiator. Coving.

RE-FITTED BATHROOM

White suite. 'L' shaped shower bath and screen. Wash hand basin with mixer tap and vanity cupboard below. Low level WC with concealed cistern. Obscured glazed window to the rear. Downlighters. Ceiling mounted extractor. Part tiled walls, half with wall mirror (above bath). Heated towel rail. Wood effect flooring.

OUTSIDE

FRONT

There is a well laid herringbone brick driveway suitable for parking for at least 5 vehicles. There is an area of lawn and various well stocked mature flower and shrub borders. There is side access on both sides of the property.

DOUBLE DETACHED GARAGE

5.36m x 5.03m (17'7 x 16'6)

Accessed via two up and over doors, one of which is electronically controlled under a pitched tiled roof. All has power and lighting and there is a connecting door to the side.

REAR GARDEN

16.46m x 13.72m approximately (54'0 x 45'0 approximately)

The property occupies a sizeable rear garden, larger than many of the surrounding properties. It has been tastefully landscaped by the present owners providing a number of patios with well stocked flower/shrub borders. There are two wooden garden sheds, outside tap, outside power and outside light.

COUNCIL TAX BAND

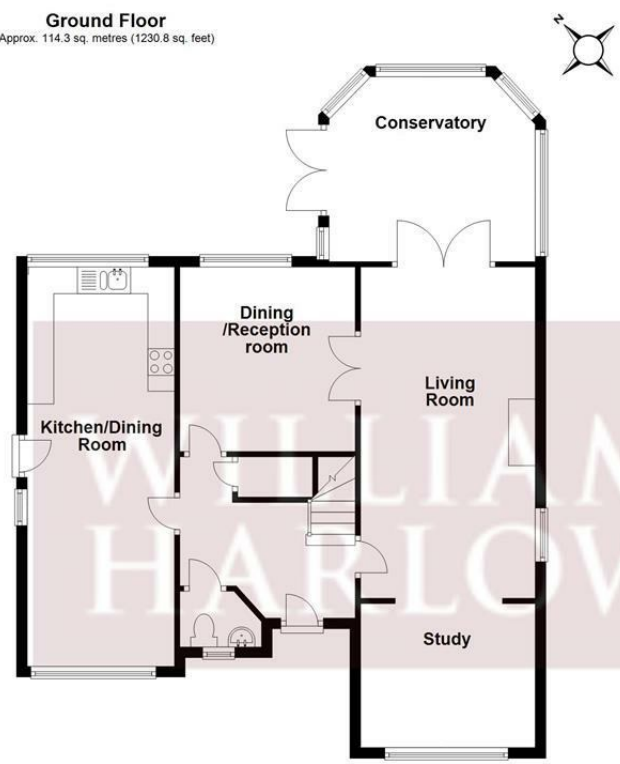
Council Tax Band G - Reigate & Banstead Borough Council £3357.48
2020/2021

SERVICE CHARGE

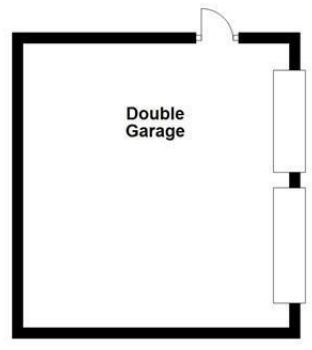
Alexandre Boyes Block Management - Annual Charge £641.22 (Jan-Dec 2020) - payable in 2 x 6 monthly installments.



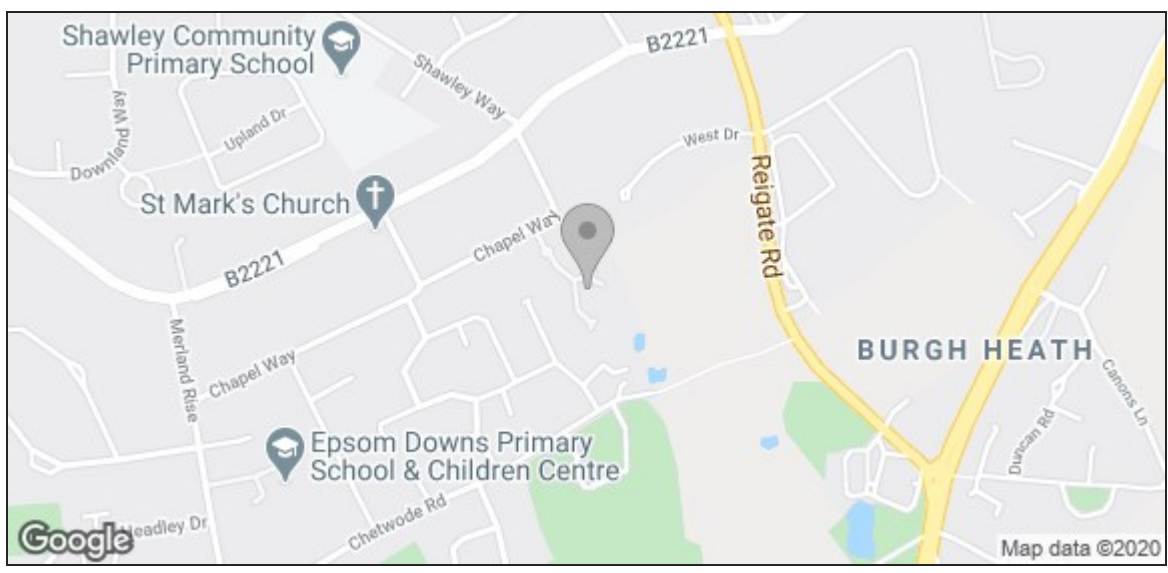
Ground Floor
Approx. 114.3 sq. metres (1230.8 sq. feet)



First Floor
Approx. 77.3 sq. metres (832.0 sq. feet)



Total area: approx. 191.6 sq. metres (2062.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 73 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |