



Links Road,



£1,150,000

Freehold

- Impressive 2266 Sq Ft family home
- Four double bedrooms
- Dual aspect lounge
- Bay fronted dining room
- Kitchen/breakfast room
- Study & conservatory
- Garage & parking
- Mature 100ft x 62ft gardens
- Close to excellent schools
- Walk to High Street & Station



Set in one of Epsom's premier residential roads, close to some of the area's most sought after schools, this fantastic family home offers 2266 Sq Ft of well appointed accommodation.

This attractive and substantial detached family home benefits from a superb position within the road, with cleverly extended accommodation. There is scope to further extend further and really put your own stamp on it in order to create your dream family home.

The property benefits from a traditional yet flexible layout, with bright accommodation over two floors and enjoys an incredibly well balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

For the commuter there is a choice of Stations with Epsom and East Ewell both around a mile away.

As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident. The generous living room links to the conservatory that enjoys French doors to the garden as does the central kitchen/breakfast room which is the real heart of the home. The ground floor is completed by a large dining room, generous study/playroom, downstairs cloakroom, utility room and an impressive entrance hall.

On the first floor are four generous bedrooms, ensuite bathroom and a spacious family bathroom. The 100ft x 61ft rear garden is a real feature and enjoys an excellent degree of privacy with the generous plot also providing a generous frontage, driveway and garage.

Links Road is a truly stunning family home offering a large or growing family everything it could possibly wish for. Ideally suited for entertaining or for the family that needs to be close to everything including the train station, this house has it all.

The prestigious Epsom College is just a short walk away as is the outstanding Wallace Fields Infant & Junior schools. Epsom High Street is just 1.0 Mile away and has a variety of shops and entertainment. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Freehold







Link's Road, Epsom
 Total Area: 210.6 m² ... 2266 ft² (excluding eaves storage, 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			
(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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