



Fir Tree Road, Epsom Downs

# Guide Price £850,000

## Freehold

- Impressive & attractive
- Detached family home
- Four spacious bedrooms
- Three generous reception rooms
- Kitchen/breakfast room
- Utility room & d/s cloakroom
- En-suite bathroom
- Heated swimming pool
- Block driveway with parking
- 62ft x 40ft South/Easterly garden



An impressive and attractive detached family home, located on the periphery of the open spaces of Epsom Downs and with easy access to local amenities and railway station.

The property enjoys a generous plot with a large block paved driveway to the front with parking for multiple cars and a secluded and mature 62ft x 40ft South/Easterly rear garden with large terrace ideal for alfresco entertaining and a heated swimming pool.

The property itself is very well presented and provides flexible and versatile accommodation.

Ticking all the boxes for the modern family including a kitchen/breakfast room that opens directly to the garden which provides the perfect entertaining space for social occasions or just day to day family life.

From the kitchen there is access to a useful utility room, pantry cupboard and the ever practical downstairs W.C.

From the generous entrance hall there is access to the other spacious reception rooms, three to be exact. The 17ft x 16ft living room is centred around its open working fireplace and large bay window over looking the garden, the large family room is ideal for a growing family but also offers significant potential to be utilised as an occasional guest room or downstairs bedroom or a work from home office. The ground floor is completed by a further large bay fronted reception room, currently used for formal dining. The spacious accommodation continues on the first floor with a wonderful large landing space, four well proportioned bedrooms, en-suite bath room and a family bathroom. There is also lots of built-in storage. This property does require a small amount of cosmetic improvement.

Fir Tree Road provides the perfect mix of convenience and tranquillity with Epsom Downs Station just a short walk 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 Golf Course on the doorstep.

Nearby 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 the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>68</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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