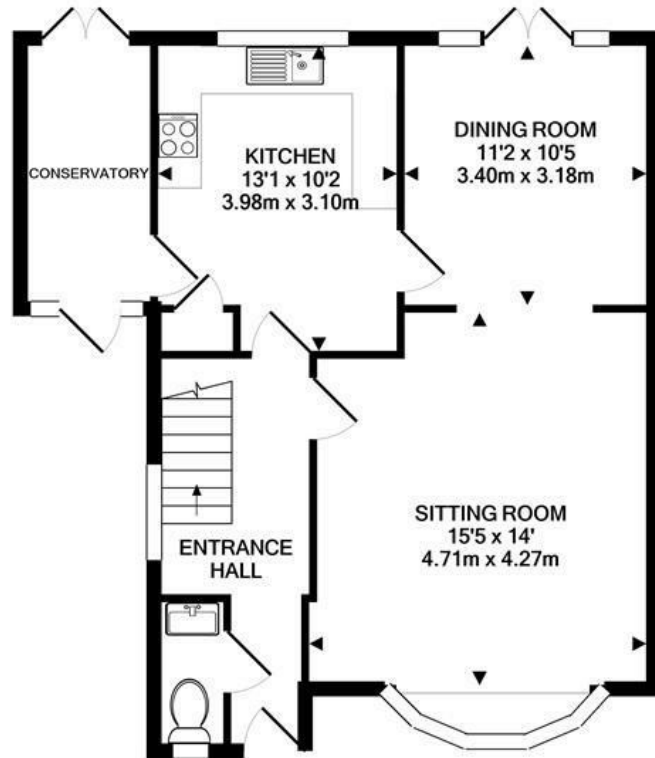
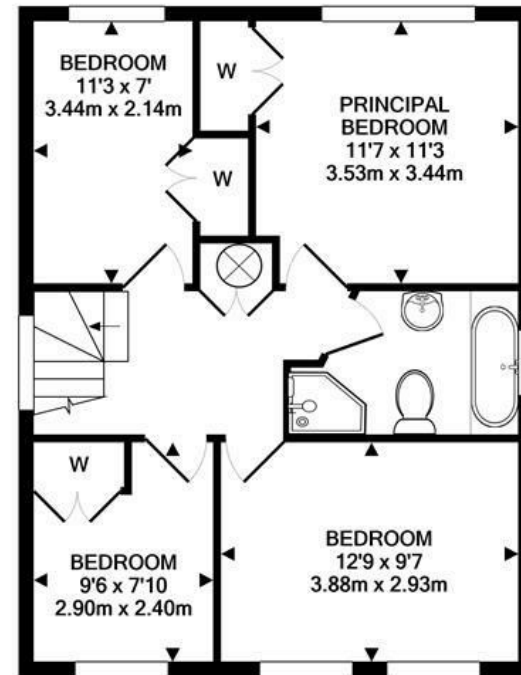


GARDEN STUDIO
APPROX. FLOOR
AREA 238 SQ.FT.
(22.2 SQ.M.)



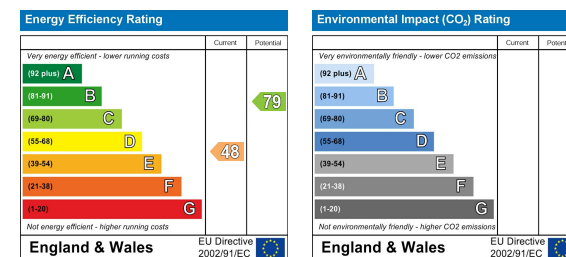
GROUND FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021



38 | Beaconsfield Road | Epsom | Surrey
KT18 6HE

48 Walton Street, Tadworth, KT20 7RT
Tel: 01737 817718 Email: info@kennedys-ipa.co.uk
www.kennedys-ipa.co.uk - Kennedys' Residential Ltd

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



to the front. A side gate and storage area takes you round to the South facing, landscaped rear garden which is the perfect sun trap in the summer months. At the bottom of the garden is the studio which has been split into two rooms, one of which has been soundproofed and the other is currently used as a fitness studio but could equally be used as a home office, games room or cinema room. There is access from here onto the car port at the rear which accommodates another two cars and is bordered with new close board fencing.

Beaconsfield Road is well located for local amenities, and offers both the open spaces of Epsom Downs as well as being well served by railway networks from Epsom Downs and Tattenham Corner railway stations, into London Victoria and London Bridge whilst the local bus routes include Sutton, Banstead, Epsom, Redhill and Reigate. There are a number of excellent local schooling options, in both private and state sectors.

The area is of course very popular with dog-walkers and hikers alike whilst there are a range of services and amenities locally including a Doctors surgery, petrol station, a post-office, restaurants, supermarkets, pubs and a library. Epsom Town centre and Banstead Village, with their comprehensive shopping services, are both located within a 3 and 4 mile radius respectively.

To view please contact a member of the Kennedys' sales team on 01737 817718

38| Beaconsfield Road | Epsom | Surrey | KT18 6HE

Situated in the heart of the beautiful village of Langley Vale and located on the periphery of the World Famous Epsom Downs racecourse is this very well presented four-bedroom detached home with South facing rear garden and separate studio.

Description

The property is situated on this quite residential road and offers spacious, flexible well laid out accommodation which comprises; entrance hall with recently upgraded cloak room off it, a spacious sitting room with large bay window and feature fireplace, an adjoining dining room accessible via an open archway and French doors onto the garden.

The well-equipped kitchen is accessed via the hall and dining room with views over the garden and benefits from integrated oven with gas hob whilst there is space for washing machine, tumble dryer dishwasher and fridge freezer.

This layout and space works perfectly for entertaining friends and family or would also suit being re-configured to create a large kitchen/breakfast room if so required. Off the kitchen is a bright conservatory giving access to the garden. This area would also work as either a breakfast room or home office.

Upstairs there are four bedrooms, two of which are good sized doubles and three are fitted with wardrobes, the principal bedroom benefits from wonderful countryside views. The family bathroom is in immaculate condition with separate shower (recently replaced) and is fully tiled in a contemporary style and fitted with a white bathroom suite.

The current owners have done extensive upgrades to the house in the last two years or so to include replacement glass to all windows at the rear, new guttering on conservatory, new Vaillant boiler, new soffits and fascia boards, new front door, new cloakroom/wc and replacement carpet in a majority of the rooms.

Outside, there is private parking and an area of lawn



Asking Price: £550,000

