



Downs Road, Epsom KT18 5JT

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Occupying a generous corner plot, this beautifully presented three / four-bedroom semi-detached home offers flexible accommodation across three floors, complete with two bathrooms, multiple parking options, and an impressive garden. This characterful home is located moments from the world-renowned Epsom Downs Racecourse and within easy reach of Epsom town centre. The property also benefits from the potential to extend (STPP).

Corner Plot

Large Rear Garden

Three / Four Bedrooms

Two / Three Reception Rooms

Garage and Off Road Parking to Rear

Two Bathrooms

Utility Room

Beautifully Presented

Chain Free

EPC Rating: D





The welcoming entrance hall leads into a bright and airy living room featuring elegant wooden flooring and a cosy log burner, creating a perfect space to relax. To the rear, the dining room boasts classic parquet flooring, a working fireplace, and double doors opening onto the garden.

The kitchen is well-equipped with a range of integrated appliances, while a practical utility room offers additional space and access to the side of the property. A flexible fourth bedroom or home office is also located on the ground floor, along with a useful cloakroom/WC.

Upstairs, the first floor hosts a substantial master bedroom with a lovely bay window and built-in wardrobes, along with a second generous double bedroom, also with fitted storage. These rooms are served by a stylish bathroom.

The top floor is home to an additional double bedroom with its own shower room, ideal for guests or older children.

Outside, the home benefits from driveway parking to the front, as well as further off-street parking and a small garage/storage unit accessed via the rear of the garden. The wraparound garden is a standout feature —mainly laid to lawn with mature shrubs, two patio areas, and excellent potential for entertaining or relaxing outdoors.

This chain-free home offers both space and versatility in a highly sought-after location. Early viewings are highly recommended.

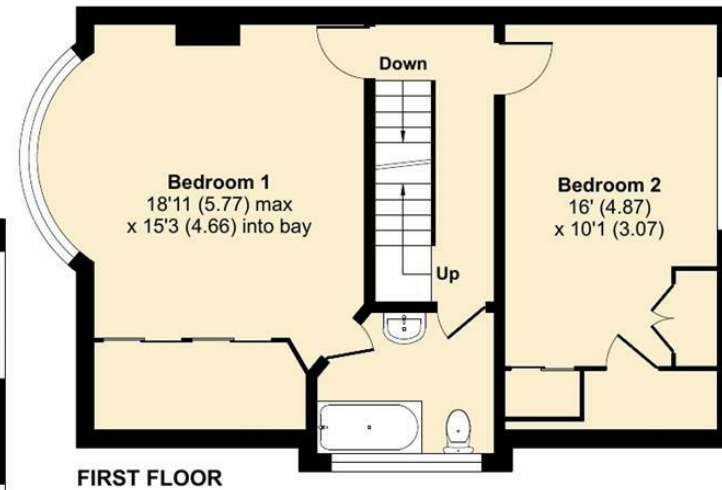
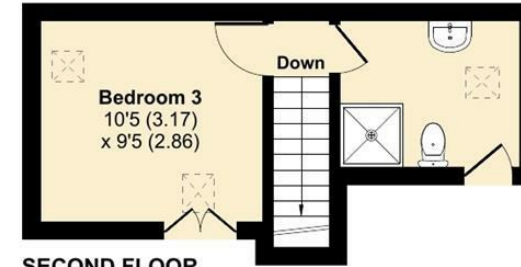
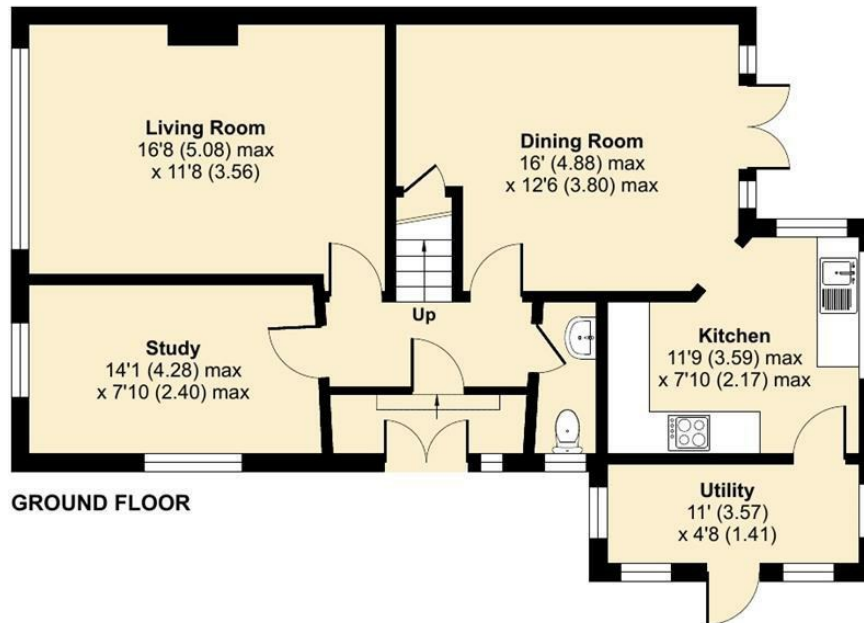




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Approximate Area = 1552 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for V&H Homes. REF: 1271012



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