



Downs Road, Epsom KT18 5JT

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## Downs Road Epsom KT18 5JT

*A spacious and characterful three / four bedroom semi-detached family home offering contemporary and beautifully presented accommodation. Located close to the world famous Epsom Downs Racecourse and near to Epsom town centre.*

Three / Four Bedrooms

Beautifully Presented

Open Plan Kitchen / Dining Room

Three Floors

Large Rear Garden

Close to Epsom Downs Racecourse

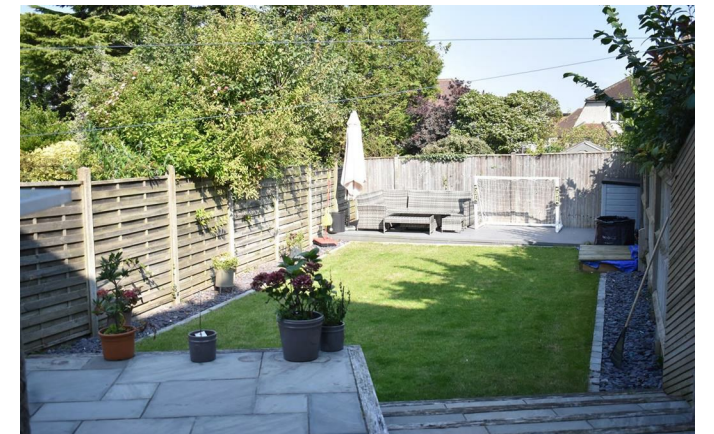
Two Bathrooms

Character Features

Excellent Local Schools

EPC Rating: D

The property is located moments from the world famous Epsom Downs Racecourse, which offers stunning countryside walks. Epsom town centre is also nearby, with its selection of shops and restaurants in addition to its excellent train links to London.





On entering the house via a welcoming hallway, there is a spacious and bright living room with charming feature fireplace. The contemporary high specification fitted kitchen / dining room benefits from a range of appliances, a feature fireplace and external access. The ground floor of this superb family home also provides an office / fourth bedroom and a useful cloakroom / WC.

The first floor offers a substantial master bedroom with attractive bay window and a second double bedroom. These bedrooms share a modern Jack & Jill bathroom.

The top floor of the house provides a further double bedroom with en suite bathroom.

Externally the house is in a superb position, close to Epsom Downs and the town centre. There is driveway parking for three cars and a large rear garden which is mainly laid to lawn and benefits from a raised terrace and a decked area, providing options for al fresco dining in the warmer months.

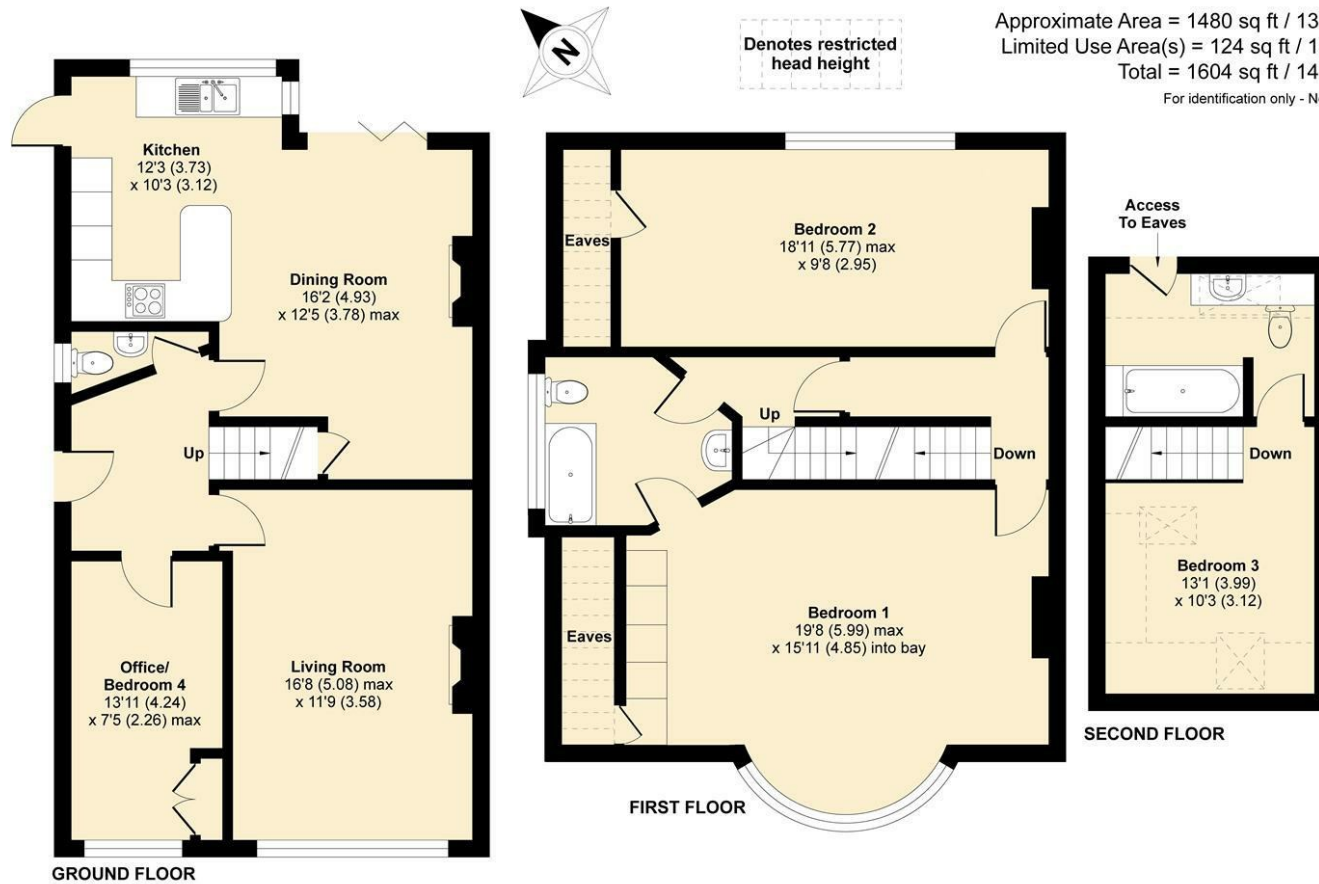
Viewings of this beautifully presented and characterful family home are highly recommended.





# Downs Road, Epsom, KT18

Approximate Area = 1480 sq ft / 137 sq m  
 Limited Use Area(s) = 124 sq ft / 12 sq m  
 Total = 1604 sq ft / 149 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for V&H Homes. REF: 702322



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