



Beaconsfield Road, Epsom KT18 6HS

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## Beaconsfield Road Epsom KT18 6HS

*GUIDE PRICE - £900,000 - £925,000*

*Superb Four-Bedroom Family Home situated in a tranquil semi-rural setting just a short walk from the renowned Epsom Racecourse. This beautifully presented four-bedroom detached home offers spacious, flowing accommodation ideal for modern family living plus extension potential in the loft space (STPP).*

Four Bedrooms

Two Bathrooms

Open Plan Lounge/Diner

Quality Kitchen and Seperate Utility Room

Spacious Entrance Hall

No Through Road Close To Epsom  
Racecourse

Ample Roof Space To Extend STPP

Large Patio and South Facing Garden

Garage Store and Driveway Parking

EPC Rating D







Presented in superb condition throughout, the property features a contemporary open-plan lounge and dining area, complete with bifold doors that seamlessly open onto a large private terrace - perfect for entertaining and enjoying the mature, part-walled garden, framed by established trees and shrubs.

The living accommodation feeds off a large entrance hall, with double doors leading into the principal reception rooms, creating an impressive sense of space and light. There are four well-proportioned bedrooms, including a generous master with ensuite, alongside a stylish family bathroom.

Additional features include:

Garage store to the front

Driveway parking for four vehicles

Highly sought-after location near a well-regarded primary school

Excellent public transport links to Epsom mainline station and the town center

This delightful home combines contemporary living with the peace and privacy of a semi-rural setting - offering the best of both worlds for families or professionals alike.





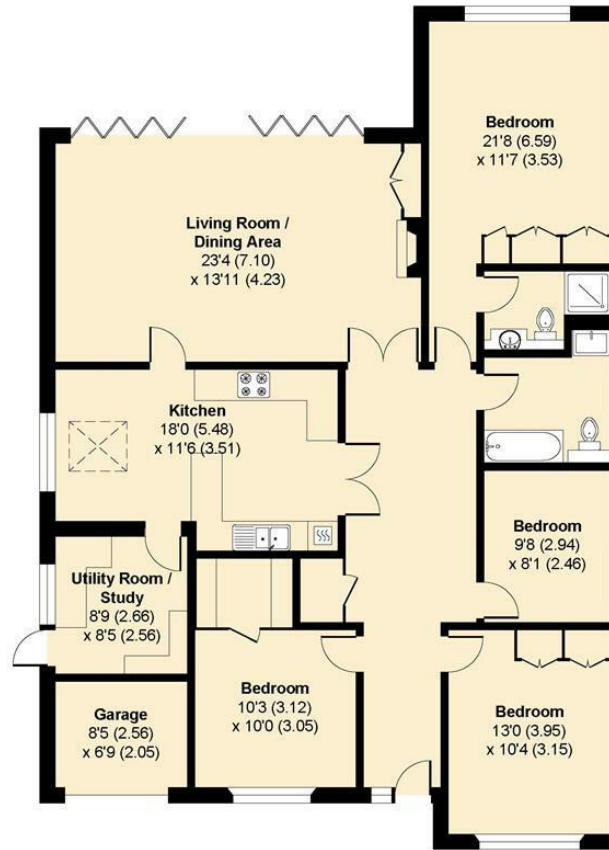
## Beaconsfield Road

Approximate Gross Internal Area = 145.60 sq m / 1567.22 sq ft  
(Including Garage)

Garage = 5.20 sq m / 55.97 sq ft

Total = 150.80 sq m / 1623.19 sq ft

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for V&H Homes.

**V&H Homes**

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