



**MICHAEL EVERETT & Co**

*... A Moving Experience*

# Ladbroke Road Epsom KT18 5BG

A very well presented Victorian property in this highly sought after location offered to the market in good condition with the benefit of no onward chain.

## Accommodation and amenities

Entrance Hall • Sitting Room • Contemporary Kitchen/Diner  
• Conservatory • Cloakroom • Bedroom 4 On Ground Floor  
• Three First Floor Bedrooms • Bathroom • Rear Garden •  
Off Street Parking •

The property is situated in one of Epsom's most sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.





Front door leads to Entrance Hall: exposed polished Oak flooring, understairs storage cupboard. Sitting Room: double aspect, Victorian style fireplace, coved cornice to ceiling, ceiling rose, picture rail, two wall light points, polished wood flooring. Cloakroom: low level w.c., wall mounted wash hand basin with tiled splashback, quarry tiled flooring with inset mosaic border. Contemporary Kitchen/Diner: comprehensive range of eye level units with cupboards and drawers below in light Oak effect, four ring gas hob with concealed extractor above and oven below, space for large American style fridge/freezer, square butler sink with mixer taps and drainer, granite work surfaces with tiled splashbacks with inset design, ceiling downlighters, ceramic tiled floor, breakfast bar with granite top, integral dishwasher, wide opening through to Conservatory: quarry tiled floor with mosaic diamond design, double doors onto walled garden. Bedroom Four: Victorian style fireplace, polished Oak flooring, double aspect, windows with shutters, coved cornice to ceiling, picture rail.

From the Hallway staircase leads to First Floor Landing. Bedroom One: fitted wardrobes with downlighters, Victorian style fireplace with granite hearth, picture rail, coved cornice to ceiling, double aspect, sash window with shutters. Bedroom Two: window with shutters, deep overstairs storage cupboard, Victorian style fireplace, access to loft, coved cornice to ceiling. Bedroom Three: sash window overlooking rear garden. Bathroom: roll top bath with clawed feet, fully tiled spacious walk-in rainforest shower, pedestal wash hand basin, low level w.c., tiled splashback, ceramic tiled floor, ladder back heated towel rail.

Outside: Immediately to the rear of the property is the garden, laid to lawn with herbaceous trees and shrubs, outside shed, personal gate to side and front. To the front of the property: hardstanding for off street parking, driveway to the side.

EPC=E

Council Tax Band: F (£3,334.27 for 2024/25)

**Asking Price £899,999 Freehold**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 floorwallgroup.com 302043

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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

