



BARONS HURST   EPSOM   KT18 7DU

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A three bedroom, three reception detached property offering ample potential to extend and develop subject to the usual planning. The property sits centrally on a large plot backing the RAC Country Club with the benefit of no onward chain.

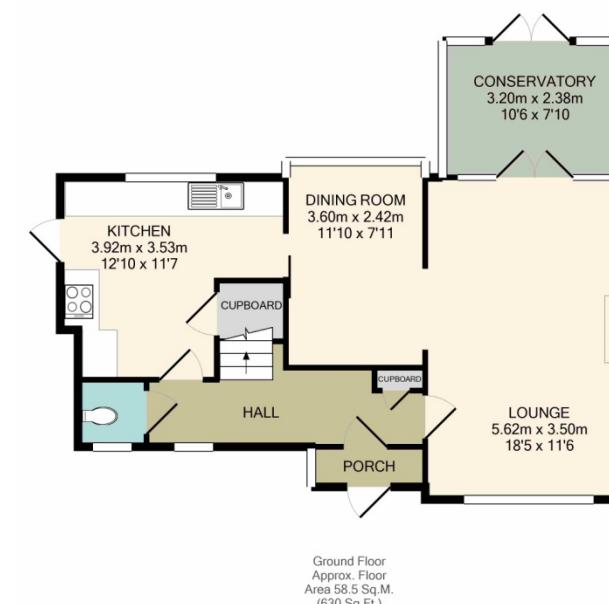
Pathway leads to front door. Entrance Porch: door to Entrance Hall: quarry tiled floor, cloaks hanging cupboard. Cloakroom: low level w.c., wall mounted wash hand basin, tiled splashback, wall mounted boiler. Sitting Room: double aspect, log burner set in Claygate style fireplace, wall lights, door to Conservatory, further doors onto patio and rear garden, wide opening to Dining Room. Conservatory: double doors onto patio. Dining Room: door to Kitchen: range of white eye level units with cupboards and drawers below, four ring gas hob with oven below and extractor above, single stainless steel sink unit with mixer taps, space for fridge, space for freezer, washing machine, dishwasher, quarry tiled floor, ceiling downlighters, useful understairs storage cupboard.

From Hallway stairs to First Floor Landing: access to loft. Master Bedroom: double aspect, two double fitted cupboards, views over rear garden extending to boundary with RAC Country Club, Bedroom Two: fitted cupboard. Bedroom Three: fitted cupboard, double aspect. Family Bathroom: panel enclosed bath, pedestal wash hand basin, low level w.c., walls half tiled, ceiling downlighters.

Outside: Brick built Office/Hobbies Room. Immediately to the rear of the property is a patio with the remainder of the garden laid to lawn with herbaceous trees and shrubs. The garden backs onto the RAC Country Club and has the benefit of a well screened private plot. To the front of the property the garden is laid to lawn with well established trees, off street parking for 3/4 vehicles.

EPC=D

**Asking Price £775,000 Freehold**



Total Approx. Floor Area 106.8 Sq.M. (1149 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**MICHAEL EVERETT**

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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.