



MICHAEL EVERETT & Co

... A Moving Experience

RIDGEWAY EPSOM KT19 8LD

A character detached property with well established and maintained large rear garden located in the highly sought after Chase Estate.

Accommodation and amenities

Entrance Porch • Reception Hall • Sitting Room • Dining Room • Study • Family Room • Kitchen • Utility Room • Cloakroom • Master Bedroom Suite With En-Suite Shower Room • Three Further Bedrooms • Family Bathroom • Well Maintained Sunny South Westerly Facing Rear Garden • Attached Garage • Off Street Parking for 2/3 Vehicles •

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 Stamford Green Primary School, Kingswood House School, 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'.





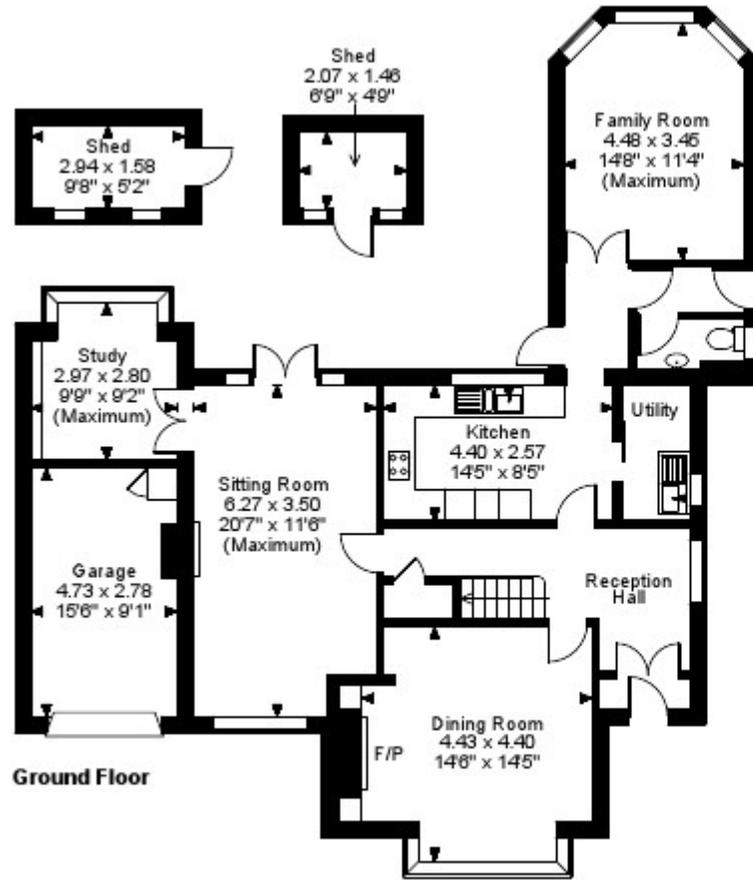
Pathway leads to Entrance Porch with stained glass door, double leaded light doors to Reception Hall: picture rail, coved cornice to ceiling, deep downstairs storage. Sitting Room: double aspect, coved cornice to ceiling, picture rail, feature fireplace with marble inset hearth and carved mantle, double doors onto patio and rear garden, double doors through to Study: large bay window. Dining Room: feature fireplace, polished wood surround, marble hearth and inset, shelving and cupboard to either side, large bay window. Kitchen: comprehensive range of medium Oak units with cupboards and drawers below, tiled splashbacks, four ring electric hob with extractor above, adjacent double oven, double stainless steel sink unit with mixer taps and drainer, integral dishwasher, integral fridge, ceiling downlighters, opening through to Utility Room: single stainless steel sink unit with mixer taps, wall mounted boiler with programmer, space for fridge freezer, plumbing for washing machine, space for tumble dryer, wall mounted cupboards, arched opening through to Inner Lobby: door to patio, further side door to garden. Cloakroom: low level w.c., wall mounted wash hand basin with tiled splashback. From the Hallway, double doors onto Family Room: coved cornice to ceiling, hexagonal, three wall light points, views from all sides to well screened and maintained rear garden.

From the Hallway staircase with open balustrading to First Floor Landing: access to loft, airing cupboard with tank and slatted shelves. Master Bedroom: range of built in wardrobes, picture rail, large bay window. En-Suite Shower Room: fully tiled shower, wash hand basin set in vanity unit, low level w.c., walls fully tiled. Bedroom Two: picture rail, window overlooking rear garden. Bedroom Three: picture rail. Bedroom Four: window overlooking rear garden. Family Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., walls half tiled.

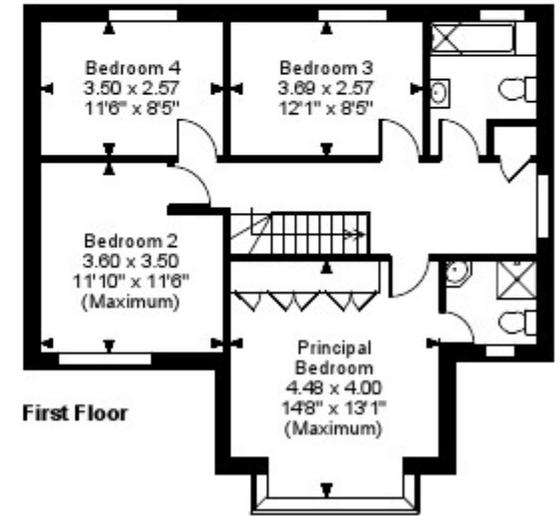
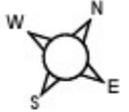
Outside: The rear garden is a particular feature of the property having been well maintained and well planted affording privacy to all sides. At the rear of the property is a sun terrace with vine, steps down to large lawned area with circular flower borders, herbaceous trees and shrubs, pathways, summer house, seating areas. The garden affords a sunny south westerly aspect. To the front: laid to lawn with flowering borders, Magnolia tree. Off street parking for two/three vehicles. Attached Garage.

Council Tax Band: G

Asking Price £1,250,000 Freehold



Ridgeway, Epsom
Approximate Gross Internal Area
Main House = 1820 Sq Ft/169 Sq M
Garage = 142 Sq Ft/13 Sq M
Sheds = 83 Sq Ft/8 Sq M
Total = 2045 Sq Ft/190 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		

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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.