



**MICHAEL EVERETT & Co**

*... A Moving Experience*



# Elder Close Epsom KT17 3DD

A bright and spacious well maintained detached property originally constructed by Denton Homes with the benefit of no onward chain.

## Accommodation and amenities

Entrance Hall • Study • Cloakroom • Large Contemporary Kitchen/Dining/Family Room • Utility Room • Sitting Room • Master Bedroom Suite With En-Suite Shower Room • Three Further Bedrooms • Family Bathroom • Sunny Westerly Aspect Rear Garden • Garage with up and over electric door • Off Street Parking • Visitor Parking • Air-Conditioning To Two Rooms • Underfloor Heating to Ground Floor • Solar Panels •

The property is conveniently situated within a short walk of local shops, railway station and the delightful countryside on Epsom Downs, with

the famous Epsom Racecourse, home of the 'Derby'. The excellent commuter facilities of Epsom are nearby with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports. The mainline railway in 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.







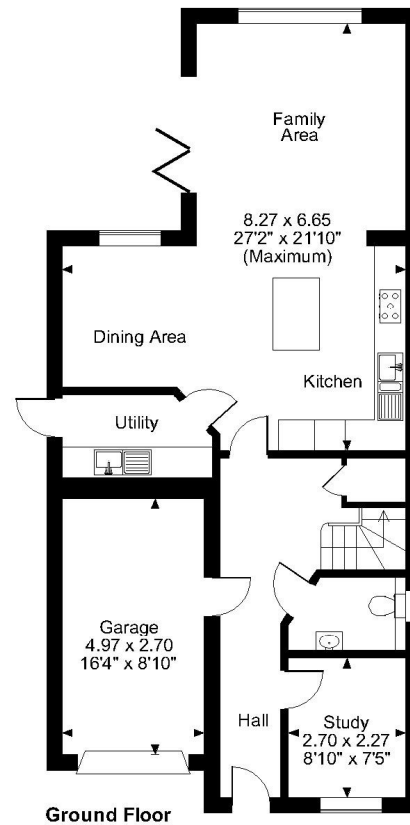
Pathway leads to Entrance Hall: polished tiled flooring, ceiling downlighters, door to garage, understairs storage cupboard. Spacious Cloakroom: wash hand basin set in vanity unit, low level w.c., walls part tiled, ceramic tiled floor, ceiling downlighters. Study: window overlooking front garden. Large Contemporary Air-Conditioned Kitchen Dining Family Room: Kitchen: comprehensive range of high gloss eye level units with cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, Quartz work surfaces, tiled splashbacks, five ring gas hob with glass splashback and extractor above, adjacent double oven, integral fridge and freezer, integral dishwasher, central breakfast bar with Quartz top, wide opening through to Dining Area: adequate space for good size dining table, window overlooking rear garden, wide opening through to Family Area: bi-fold doors onto patio and rear garden, ceiling downlighters, triple aspect, polished ceramic tiled floor. Utility Room: high gloss cupboards, single stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, ceiling downlighters, personal half glazed door to side and rear garden, polished ceramic tiled floor. From the Hallway staircase with open balustrading leads to First Floor Landing. Sitting Room: feature fire with polished

marble surround and hearth. Bedroom Two: built in high gloss wardrobes with recessed dressing area, window overlooking front garden. Bedroom Three: window overlooking front garden, airing cupboard with tank and slatted shelves. Family Bathroom: panel enclosed bath, mixer taps, large walk-in shower, fully tiled with rainforest shower, wash hand basin set in vanity unit, low level w.c., ladder back heated chrome towel rail, walls fully tiled ceiling downlighters. Stairs to Second Floor. Master Bedroom Suite: double aspect, air conditioning, fitted high gloss wardrobes. En-Suite Shower Room: fully tiled shower, wash hand basin set in vanity unit, low level w.c., ladder back chrome towel rail, polished ceramic tiled floor. Bedroom Four: good sized bedroom with skylight. Outside: Immediately to the rear of the property is a patio with garden laid to lawn. The garden enjoys a sunny westerly aspect with ample privacy to all sides, outside lighting. To the front of the property: laid to lawn, pathway, off street parking for two vehicles. Garage: wall mounted boiler, ample storage, up and over electric door.

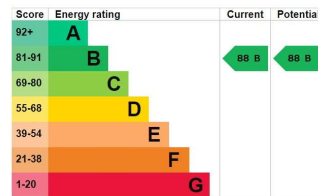
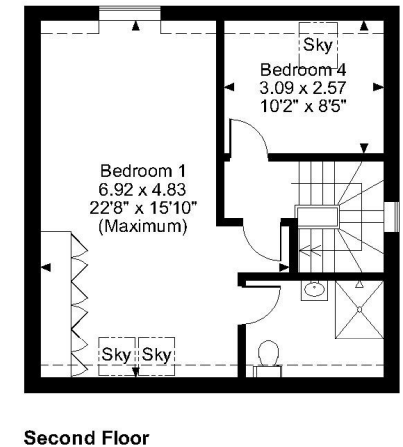
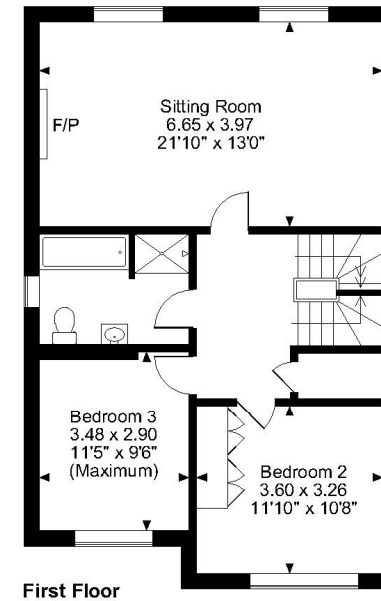
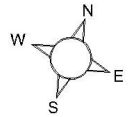
Council Tax Band: G (£3,847.23 for 2024/25)

**Asking Price £1,200,000 Freehold**





**Elder Close, Epsom, Surrey**  
**Approximate Gross Internal Area**  
**Main House = 1932 Sq Ft/179 Sq M**  
**Garage = 147 Sq Ft/14 Sq M**  
**Total = 2079 Sq Ft/193 Sq M**



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

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ Denotes restricted head height

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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.

