



MICHAEL EVERETT & Co
... A Moving Experience

DIGDENS RISE EPSOM KT18 7DL

An immaculately presented property located in a highly desirable road

Accommodation and amenities

Reception Hall • Sitting Room • Kitchen/Dining/Family Room
• Utility Room • Cloakroom • Master Bedroom • Two
Further Bedrooms • Bathroom • Established Rear Garden •
Off Street Parking for 2/3 Vehicles •

The property is situated in one of Epsom's 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 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 Freemen'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'.





This three bedroom elegant, spacious property constructed in the 1930's carefully combines both period and contemporary features to include underfloor heating to the ground and parts of the first floor.

On the ground floor, leading from the reception hall is the sitting room with feature log burner. The recently extended kitchen gives way to a spacious dining and family area with bifold doors onto a patio and rear garden. The contemporary kitchen includes: comprehensive range of eye level units with cupboards and drawers below, pantry unit with power, five ring Cuisine Master gas range with concealed extractor above, double Belfast sink unit with mixer taps, Kettle boiling water tap and drainer set in quartz work surface with splashbacks, integral dishwasher, waste disposal, central island with quartz work surfaces, wine fridge and further cupboards, space for large American style fridge/freezer. Dining Area: ceiling downlighters, ceramic tiled floor with underfloor heating. Family Area: built in cupboards, recess for logs, ceiling downlighters, shelving. Fully equipped utility room with Belfast sink and personal door to rear and front of the property.

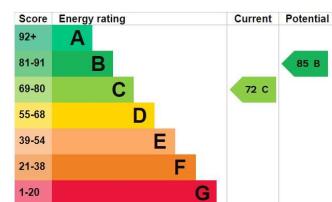
On the first floor is the master bedroom, two further bedrooms and re-fitted bathroom with underfloor heating and a large walk-in shower.

Outside the garden is established, affording privacy to all sides, immediately to the rear of the property is a patio, lawned area with evergreens, herbaceous trees and shrubs, shed.

To the front: inset flowering borders, shingled driveway with off street parking for 2/3 vehicles.

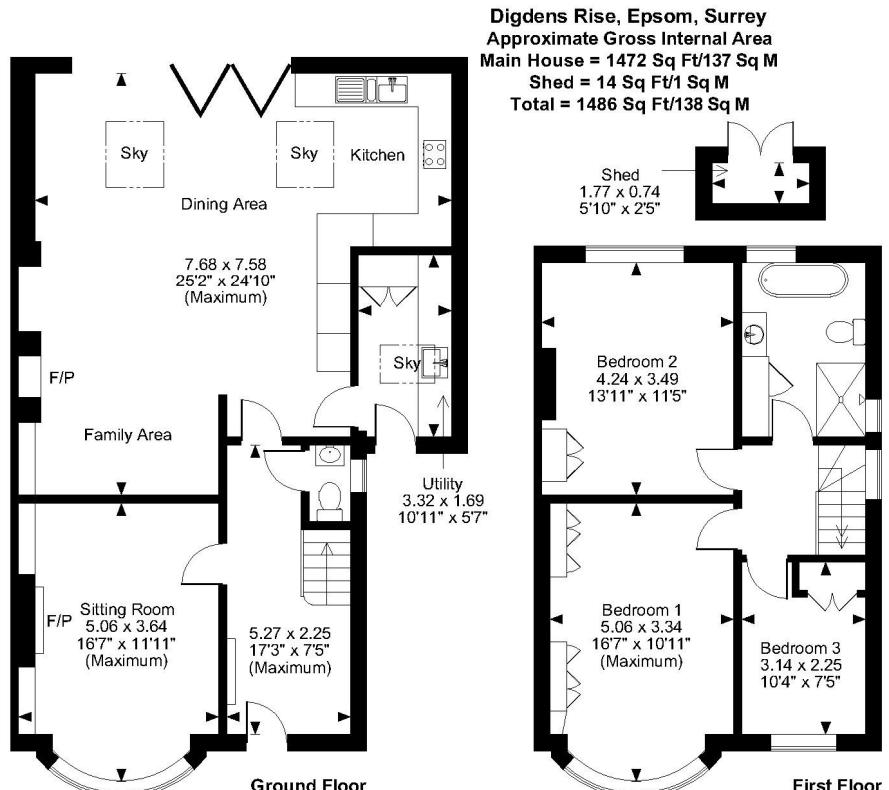
Council Tax Band: F

Asking Price £915,000 Freehold



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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.



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