



LABURNUM VILLAS LABURNUM ROAD EPSOM KT18 5DE

MICHAEL EVERETT & Co

... A Moving Experience

A Victorian style four bedroom, three bathroom, two reception town house set in a highly sought after residential road a short walking distance of Epsom town centre and station. The property is within the catchment area of good state and public schools with the benefit of off street parking.

Pathway leads to front door. Entrance Hall: polished Crema Marfil tiled ceramic floor, coved cornice to ceiling. Cloakroom: low level w.c., pedestal wash hand basin, tiled splashback, coved cornice to ceiling. Double doors from Entrance Hall to Sitting

Room: Amtico flooring, natural stone fireplace, gas coal effect fire, surround hearth, over mantle, coved cornice to ceiling, recently installed ceiling down lighters, double doors onto patio and rear garden, opening through to Conservatory/Dining Area with underfloor heating: double doors onto patio and rear garden. Re-fitted Kitchen: comprehensive range of eye level units, cupboards and drawers below, four ring induction hob, concealed extractor above, oven below, single stainless steel sink unit with mixer taps and boiling water tap, integral dishwasher, space for large American style fridge/freezer, plumbing for washing machine, deep understairs storage cupboard, polished stone effect work surfaces, polished splashbacks, polished ceramic tiled floor, coved cornice to ceiling, ceiling downlighters, Breakfast Bar with polished wood top.

From the Hallway easy rising staircase with open balustrading leads to First Floor Landing: coved cornice to ceiling. Master

Bedroom: coved cornice to ceiling, wardrobes with mirrored front. En-Suite Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., walls half tiled in Venecia beige ceramics, matching Listelo border. New LED spotlights. Bedroom Two: coved cornice to ceiling, fitted wardrobes. Bedroom Four: coved cornice to ceiling. Re-fitted Family Shower Room: double walk in shower, pedestal wash hand basin, low level w.c., fully part tiled walls, ceramic tiled floor.

From the First Floor, staircase with open balustrading leads to Second Floor. Bedroom Three/Family Room: eaves storage cupboard. Up-dated Shower Room: Fully tiled walk in shower, wash basin, low level w.c., walls half tiled, ceramic tiled floor, ceiling downlighters.

Mezzanine office area with ceiling down lighters and eaves storage.

Outside: Immediately to the rear of the property is a sun terrace, further decking area, laid to lawn, herbaceous borders, evergreens, mature trees and shrubs. The front garden is partly paved, box hedging, off street parking.

EPC = D Council Tax Band: F (2023/24 = £3,285.36)

Offers in excess of £850,000 **Freehold**



Ground floor
58.3 sq.m. (628 sq.ft.) approx.



1st floor
48.6 sq.m. (523 sq.ft.) approx.



2nd floor
43.8 sq.m. (471 sq.ft.) approx.

TOTAL FLOOR AREA: 150.6 sq.m. (1622 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.