



WALNUT CLOSE EPSOM KT18 5JL

MICHAEL EVERETT & Co

... A Moving Experience



A three/four bedroom detached property located in the ever popular College Area of Epsom within a walk of Epsom town centre and station. The property has the benefit of a well maintained south facing rear garden, large kitchen/diner and is offered to the market with no onward chain.

Pathway to Entrance Porch to Entrance Hall. Inner Lobby: ideal for coat area with Utility Room: space for good size American fridge, wall mounted boiler with adjacent programmer, half glazed personal door to rear garden, door to remaining part of garage. Cloakroom: wash hand basin set in vanity unit with tiled splashback, low level w.c., plumbing for washing machine, double cupboard housing meters. Sitting Room: double doors onto patio and rear garden, coved cornice to ceiling, four wall light points, wood burning stove with hearth, polished parquet flooring. Kitchen/Diner: comprehensive range of eye level units with cupboards and drawers below, stainless steel sink unit with mixer taps and drainer, tiled splashback, wood effect laminate work surfaces, four ring electric hob with stainless steel extractor, double oven below, space for fridge with shelving above, dishwasher, wood effect wooden floor, skylight, underfloor heating separately controlled by separate thermostat, wide opening through to Dining Area: ample space for good sized table, study area, double doors onto rear garden. Bedroom Four/Study: parquet flooring, coved cornice to ceiling.

From the Sitting Room staircase with open balustrading leads to First Floor Landing: access to loft, airing cupboard with shelving. Master Bedroom: built in wardrobes with adjacent built in wardrobes with cupboards above, ceiling downlighters, central dressing area, wood effect flooring. Bedroom Two: window overlooking rear garden, wood effect flooring. Bedroom Three: wood effect flooring, window overlooking front garden. Family Bathroom: panel enclosed bath, mixer taps, wash hand basin set in vanity unit, large walk in shower with sliding doors, fully tiled, walls part tiled with matching border, ceramic tiled floor, electric underfloor heating.

Outside: Immediately to the rear of the property is a patio with further decked sitting area. The good sized well maintained south facing rear garden is laid to lawn with herbaceous trees and shrubs, well screened to all sides, silver birch trees. To the front: off street parking for two vehicles, herbaceous shrubs and lawned area, bike shed.

EPC=B



Ground Floor
Approx. Floor
Area 84.8 Sq.M.
(913 Sq.Ft.)



1st Floor
Approx. Floor
Area 52.3 Sq.M.
(563 Sq.Ft.)

Total Approx. Floor Area 137.1 Sq.M. (1475 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Asking Price £749,950 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.