

The PERSONAL Agent

356 Reigate Road, Epsom

£1,075,000

356 Reigate Road

Epsom

An impressive detached family home, ideally positioned on the edge of the open spaces of Epsom Downs, while offering excellent access to local amenities and the railway station.

Set on an approximately 0.25-acre plot, the property features a driveway with parking for multiple vehicles and a superb 170ft west-facing rear garden. A generous terrace provides the perfect setting for alfresco dining and entertaining.

The home offers a modern, flexible layout with bright accommodation arranged over two floors, providing over 2,300 sq ft of well-balanced living space. This thoughtful configuration is ideal for growing families seeking space and long-term versatility. With generous proportions and a host of appealing features, this is a particularly attractive family home in a sought-after setting.











Description

Thoughtfully extended and reconfigured by the current owner, this stylish family home has been transformed into a wonderfully sociable space, equally suited to everyday living and entertaining. A bright entrance hall leads to the impressive 17ft bay-fronted reception room, with a generous study providing a quiet retreat. At the heart of the home is the exceptional 27ft x 24ft kitchen, dining and snug area. Two large roof lanterns flood the space with natural light, while full-width sliding doors create a seamless connection to the garden. A superb range of Miele appliances, Fisher & Paykel fridge freezer and separate wine fridge complement the kitchen, while the adjoining utility room adds practicality and side access. The ground floor also features a WC and impressive bedroom suite with ensuite shower room and 12ft x 11ft dressing room, which could also serve as a study or occasional fifth bedroom. Upstairs are three further double bedrooms, a shower room and generous four-piece fam

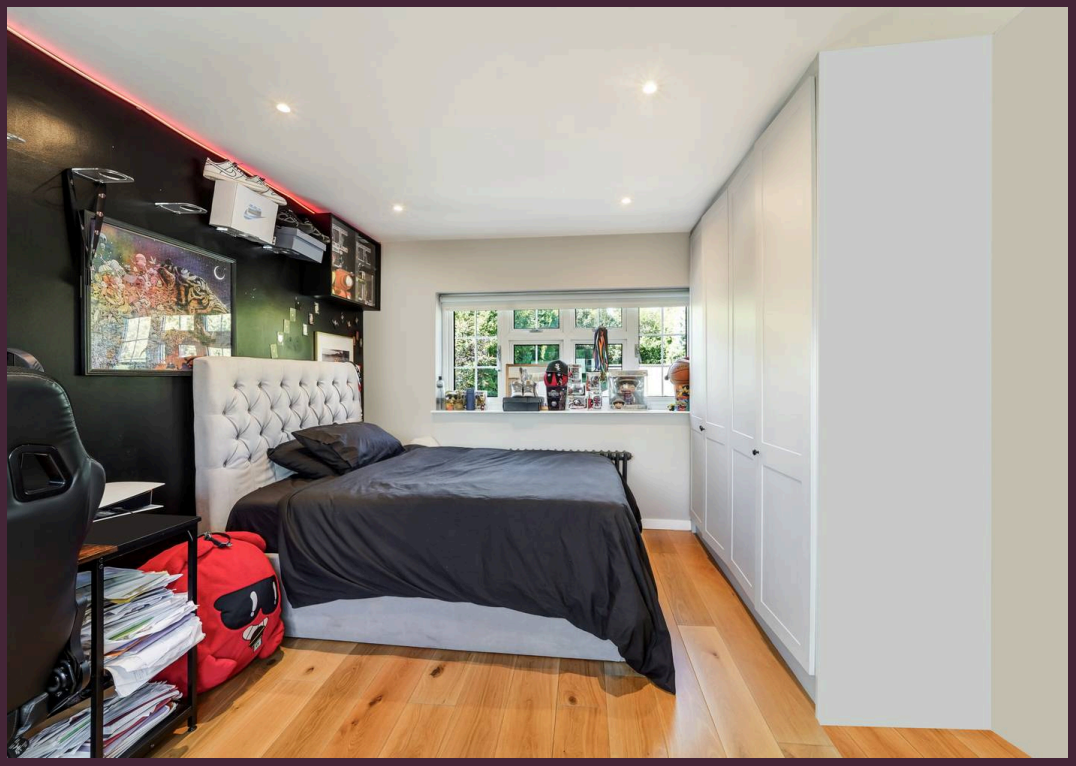


Epsom Downs offers an idyllic outdoor lifestyle, with wide-open chalk downland providing the perfect setting for long dog walks, morning runs and relaxed weekend strolls. Sweeping panoramic views across London and the Surrey countryside create a stunning natural backdrop throughout the seasons. An extensive network of footpaths and bridleways provides endless opportunities to explore, exercise and enjoy the surrounding countryside, while Epsom Downs Racecourse adds a unique sense of heritage and character to the area. Whether you are seeking peaceful green space, fresh air or a picturesque setting to unwind with family and pets, Epsom Downs is one of the area's most treasured assets. Its combination of open countryside, recreational opportunities and iconic surroundings makes it an especially appealing setting for those looking to enjoy an active yet relaxed outdoor lifestyle.
Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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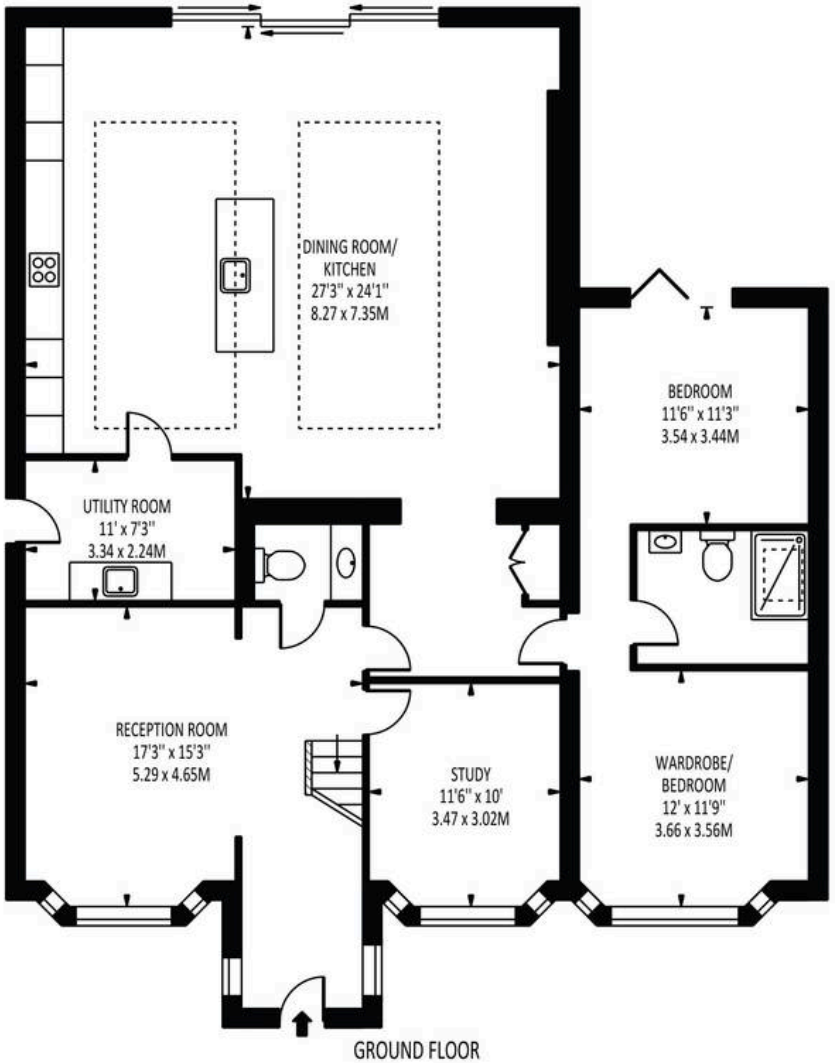
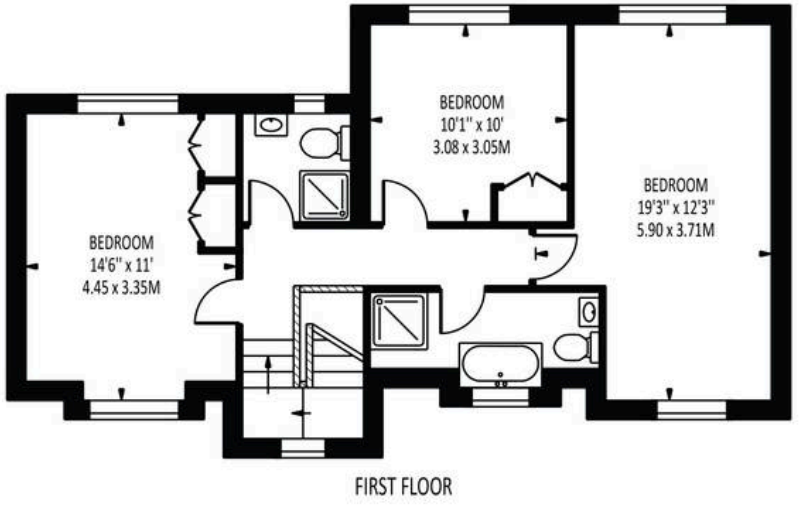
Total Area: 2311 SQ FT • 214.74 SQ M





Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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