

The PERSONAL Agent

Redwood Drive, Epsom

In Excess of £700,000

Redwood Drive

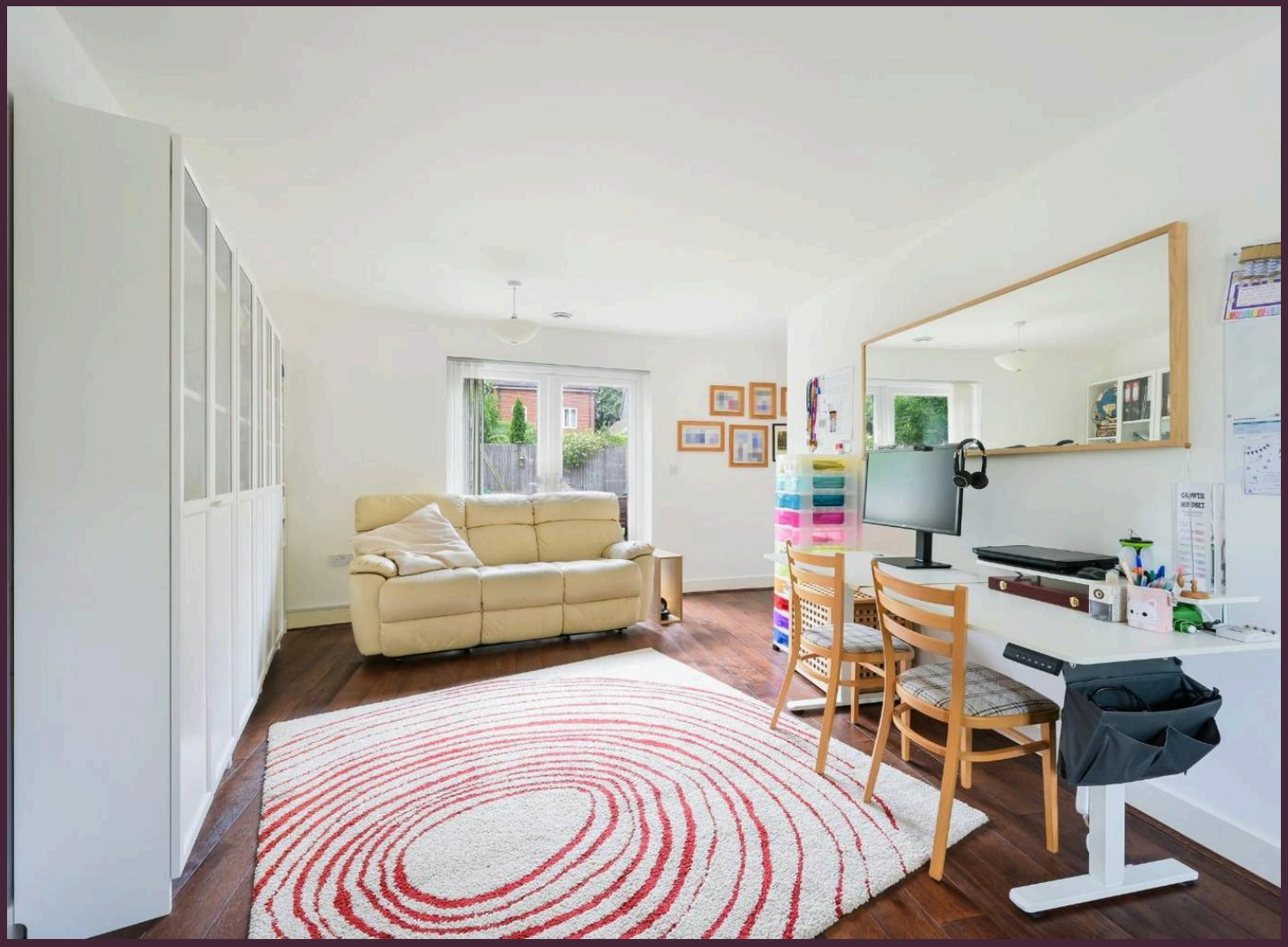
Epsom

- Close to good station links
- Over 2000 sq ft of accommodation
- 19ft living space
- Two ensuites
- Four large double bedrooms
- Westerly facing garden with summer house
- Kitchen with room for a small table
- Garage
- Two parking spaces
- Family bathroom

Designed for modern family life, this beautifully presented and exceptionally well-appointed home offers over 2,000 sq ft of bright, versatile living space, where style, comfort and practicality come together effortlessly.

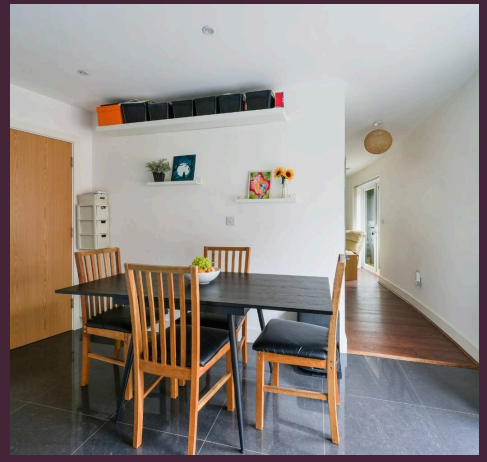
At the heart of the home is the sociable kitchen, with ample space for informal dining before opening naturally into the impressive 19ft living room. French doors from both rooms lead directly onto the west-facing garden, creating a seamless connection between indoors and out and allowing natural light to flood the living spaces throughout the day.

Perfectly positioned on one of the area's most desirable residential roads, the property offers an ideal balance of peaceful family living and everyday convenience. Epsom & Ewell West Station is just a short stroll away, with London Waterloo reachable in approximately 34 minutes, making commuting into the capital effortless.











Description

A welcoming entrance hall sets the tone from the moment you arrive, showcasing the home's high-quality finish and thoughtful design. A convenient cloakroom completes the ground floor.

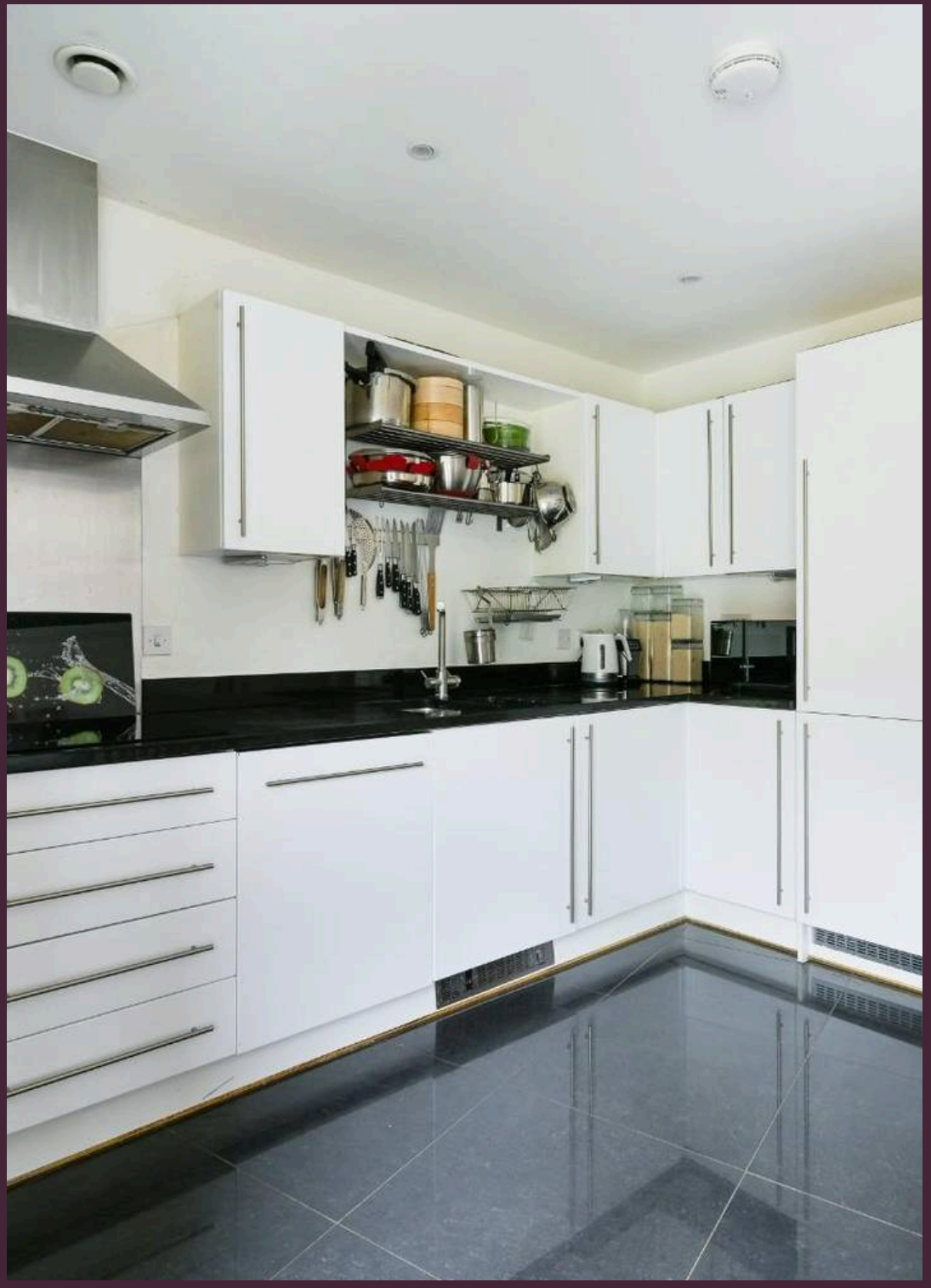
The upper floors continue to impress, offering a flexible layout ideal for modern family life. The first floor features two exceptionally generous 19ft bedrooms.

The principal suite provides a peaceful retreat with its own stylish ensuite, while the second bedroom benefits from a charming Juliet balcony and an abundance of natural light.

The second floor provides two further spacious double bedrooms, ideal for older children, guests or those working from home.

One enjoys its own ensuite, while a contemporary family bathroom serves the remaining accommodation. Outside, the good sized rear garden is fully enclosed and features a useful summer house.

Two parking spaces and a garage further enhance the practicality of this exceptional family home.



Epsom is a charming town offering an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty to enjoy, making the area particularly attractive to families and professionals. For leisure, there is an excellent choice of green spaces, including Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, perfect for weekend walks, cycling and enjoying the outdoors. Epsom is also renowned for its excellent choice of schools, with well-regarded state options including Rosebery School, Glyn School, St Joseph's and Wallace Fields. Independent education is well represented by Epsom College, with Freemen's and Downsend also nearby. The University for the Creative Arts and Laine Theatre Arts add a vibrant creative dimension to the town. Transport links are excellent, with frequent direct trains from Epsom to London Victoria and Waterloo, with journey times of around 35–45 minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both approximately 35 minutes away.
Council Tax band: F

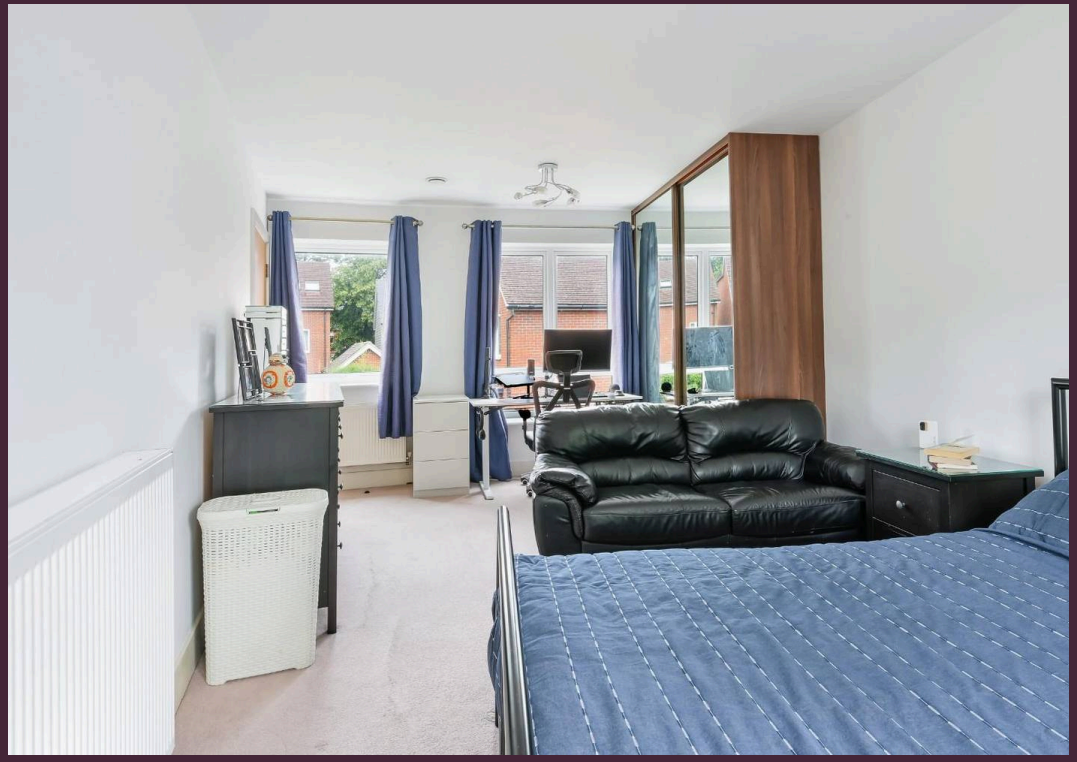
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





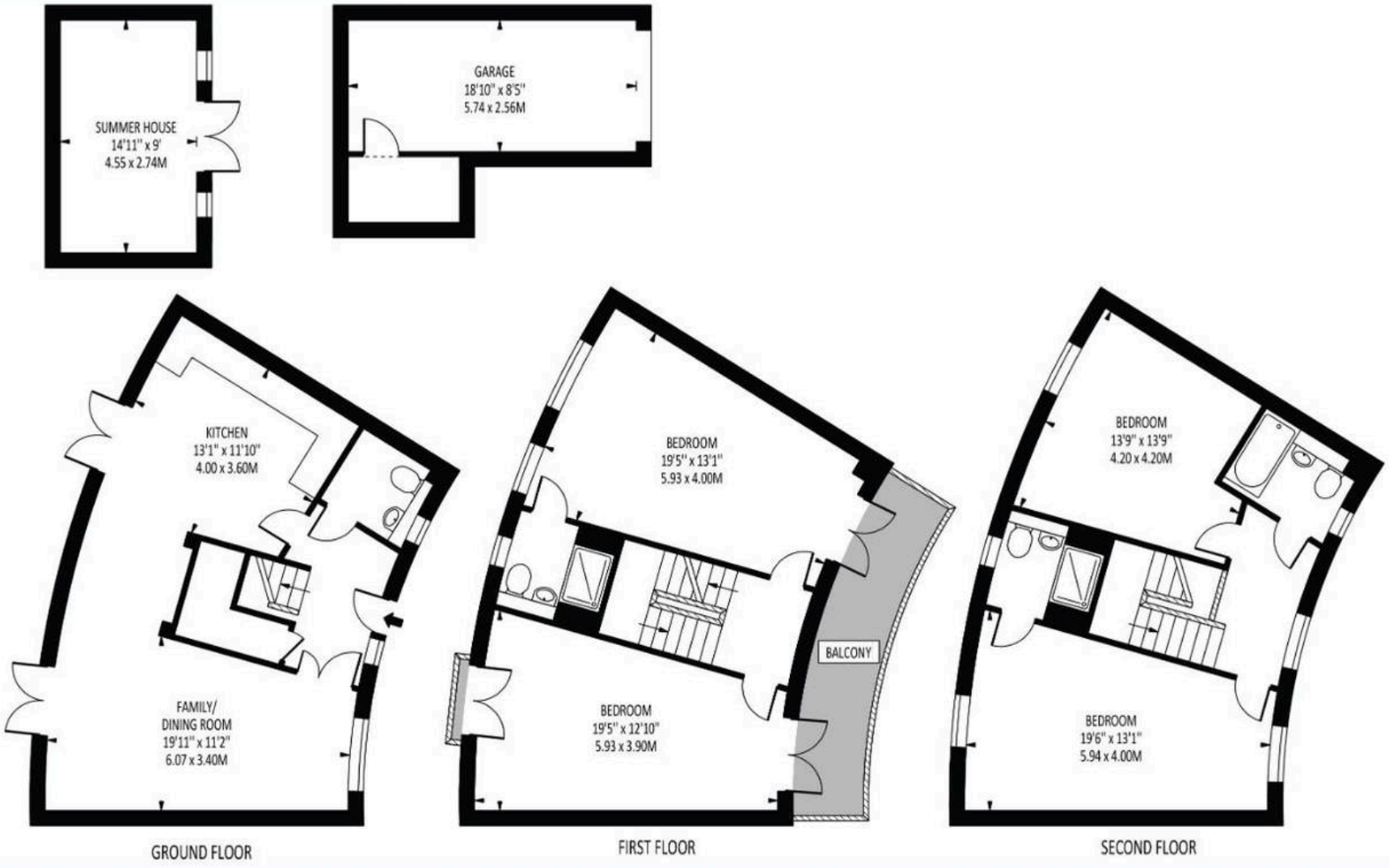




The PERSONAL Agent

Redwood Drive

Total Area: 2020 SQ FT • 187.68 SQ M
(Including Summer House & Garage)
Summer House Area : 134 SQ FT • 12.47 SQ M
Garage Area : 193 SQ FT • 17.90 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.



The Personal Agent Epsom

The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/