



£750,000

Freehold

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Eastons
Property Made Simple



Address 29 The Spinney, Epsom, Surrey, KT18 5QX

Description

- Detached family home on a generous, mature plot
- Four bedrooms — principal bedroom with an extensive range of fitted wardrobes
- Bright through lounge / dining room opening to the conservatory
- Kitchen / breakfast room with a range of units and integrated appliances
- Quality hardwood conservatory / garden room overlooking the rear garden
- Family bathroom
- Integral garage and off-street driveway parking
- Large rear garden widening to the rear, with mature trees and established borders
- Sought-after road close to Epsom Downs, Tattenham Corner station and well-regarded schools
- Well maintained throughout with scope to update and personalise
- EPC Rating E
- Council Tax Band G - Reigate & Banstead

A handsome detached house set back from a quiet, tree-lined road in one of the Epsom Downs area's most established and sought after residential pockets. Arranged over two floors and extending to well proportioned family accommodation, the property has been much loved and well maintained by its long-standing owners, and now offers a purchaser the opportunity to update and put their own stamp on a home of genuine substance and scope.

The heart of the ground floor is a generous through lounge / dining room, running the depth of the house and enjoying a dual aspect, with French doors opening into the conservatory. This light and versatile reception space comfortably accommodates both sitting and dining areas and flows naturally out towards the garden. The kitchen / breakfast room is fitted with a range of wall and base units and wood-effect worktops, with an integrated double oven, hob and extractor, space for further appliances and room for a breakfast table, and twin windows framing a pleasant garden outlook.

The hardwood conservatory is a particular delight — a true garden room with a pitched, glazed roof and a decorative sunburst gable, full-height glazing to three sides and French doors to the terrace. with the added benefit of Underfloor heating. It provides a wonderful year-round space from which to enjoy the greenery of the garden. An integral garage completes the ground floor, housing the gas-fired boiler and providing valuable storage. There is also a downstairs w.c. with low level w.c. and wash hand basin.

Upstairs, there are four bedrooms served by a family bathroom. The principal bedroom benefits from an extensive range of fitted wardrobes and bedroom furniture, and there are further well-proportioned double bedrooms with pleasant leafy outlooks. The layout lends itself readily to the addition of an en-suite or second bathroom, subject to the usual consents.

Outside, the property enjoys one of the road's most attractive features: a large rear garden that splays and widens towards the rear, laid mainly to lawn and framed by mature trees, established shrubs and rose borders, offering a good degree of seclusion. To the front, a driveway provides off-street parking in addition to the integral garage.

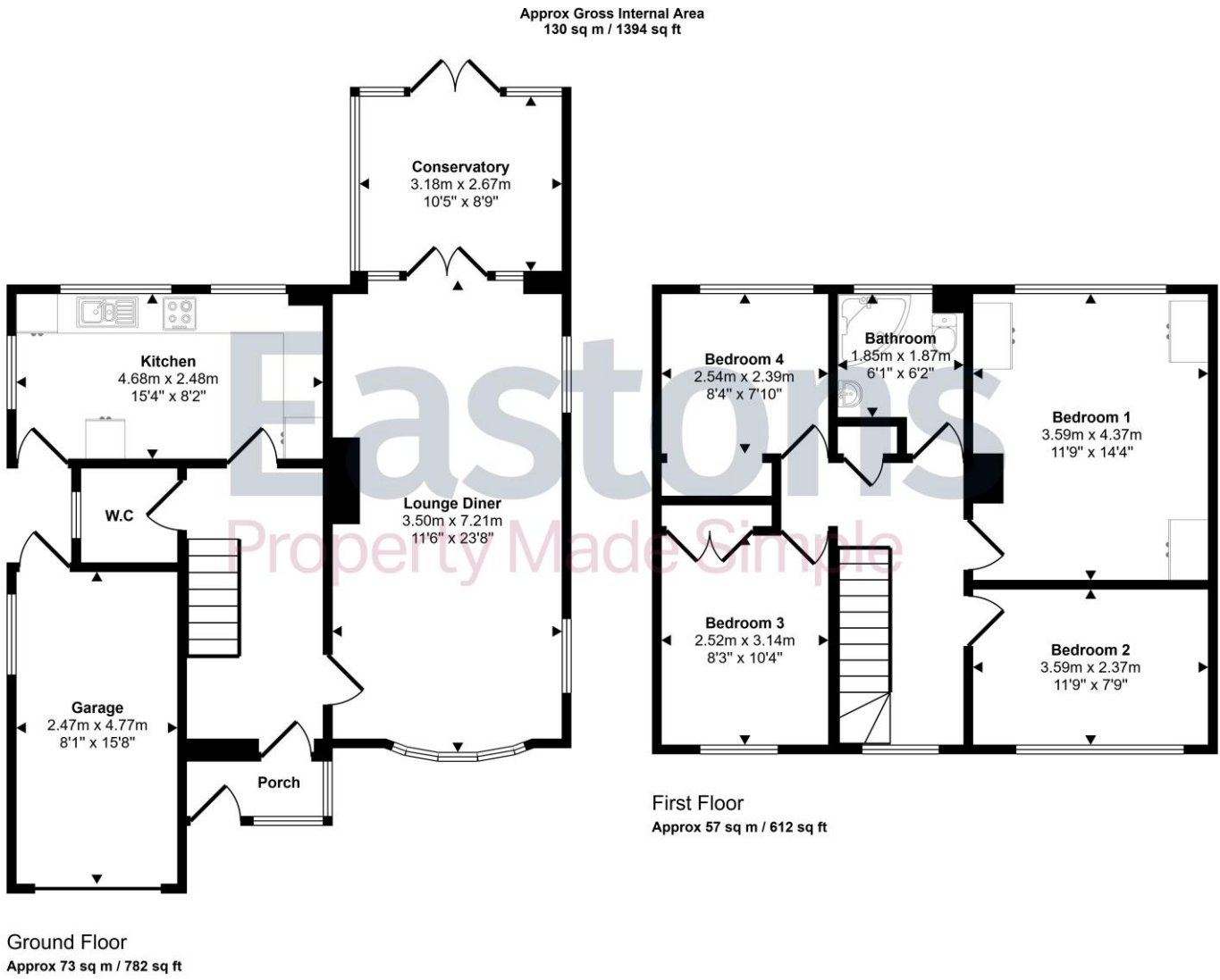
Location

The Spinney is a quiet, established residential road within the popular Tattenham Corner / Epsom Downs neighbourhood, on the edge of the open expanse of Epsom Downs and its famous racecourse. It is a consistently sought-after location for families, combining a green, suburban setting with excellent everyday convenience. Tattenham Corner and Epsom Downs stations are close at hand, providing services towards London, while Epsom town centre offers a fuller range of shopping, leisure and its faster main-line service. Everyday needs are met by the shops at Tattenham Corner, with larger supermarkets nearby. The area is well served by well-regarded schooling, including Epsom Downs and Shawley primaries within walking distance. For recreation, the Downs provide wonderful walking and riding on the doorstep, and several renowned golf courses — Walton Heath, the RAC, Kingswood and Surrey Downs — are within easy reach.

Viewing Information

View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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