



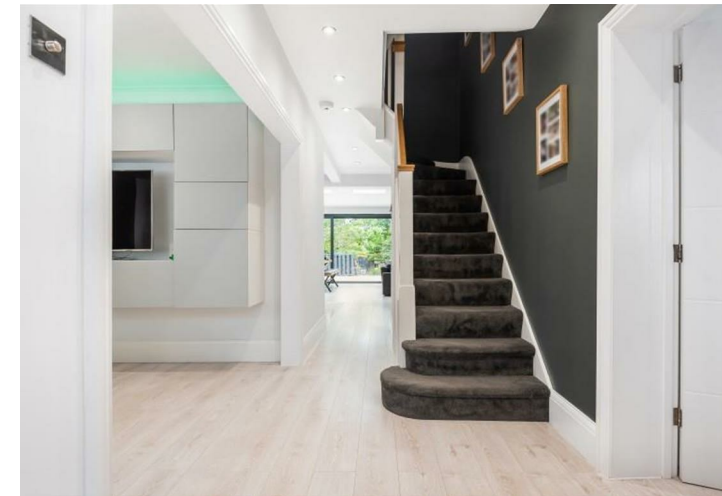
Curtis Road, Epsom, Surrey, KT19 0LG
Offers in excess of £895,000

Curtis Road, Epsom, Surrey, KT19 0LG

- Fully modernised, versatile, extended accommodation
- 5 impeccably decorated bedrooms & 3 designer bathrooms
 - Stunning open plan kitchen/dining room/family room
 - Sought after location
 - Luxury, fully fitted kitchen
 - Underfloor Heating
- High walled private front courtyard with secure parking on driveway
 - Stunning 300 feet secluded, landscaped garden
 - Large, purpose built children's play area
 - Bespoke insulated garden summer house with gym/office/family room

This imposing family home has been impeccably refurbished by the current owner to create elegant, modern living. With its high ceilings, minimalist and cohesive modern décor throughout the house, this house offers light, airy and open living spaces, whilst still providing welcome solutions to practical family living, all with an easy to maintain, luxury finish.

You are welcomed into the spacious reception hall via a stunning bespoke made, solid oak, oversized entrance door. From here you can access all principal reception rooms and a staircase to the upper floor. To the front of the property you will find a study/bedroom featuring bespoke built in cabinetry and a large three panel window flooding the room with natural light. A second reception room at the front of the property features a large bay window with an attractive, built-in large window seat, with room for storage underneath.





To the rear of the house is a superb larger than average rear and side extension with a fantastic, vaulted high ceiling. This area comprises the open plan kitchen/diner and family room with water underfloor heating.

The rear of the property is flanked by an 8 metre wall of three oversized glass sliding doors which offer stunning picture frame views of the secluded tree lined, well maintained and mature, private tiered rear gardens, which across three distinct entertaining areas, extends to approximately 300 feet.

The kitchen is fitted with a range of modern matt wall and base mounted cabinetry, quartz worktops and an abundance of high spec Neff and Miele integrated appliances, including a built-in 5 ring gas hob, electric pop up extractor fan, 2 ovens, warming plate drawer, microwave oven and dishwasher.

Opposite the kitchen you will find a well organised utility room and a modern, contemporary bathroom with rain shower and floor-to-ceiling porcelain tiles.

Upstairs on the first floor, there are three generously proportioned bedrooms with built-in wardrobes (this type of property is one of the largest types of semi-detached houses in the area), next to the modern family bathroom featuring rain shower and large bath which is as stylish as it is spacious.

The loft has been beautifully converted to add a fifth bedroom with a very good size en-suite and a double door Juliette balcony overlooking the scenic, large garden with views to Tolworth Court Farm Nature Reserve.

The property has newly fitted modern plantation shutters on all windows. The heating and hot water systems are new with a Megaflo storage tank providing continuous hot water to cater to the demands of large families.

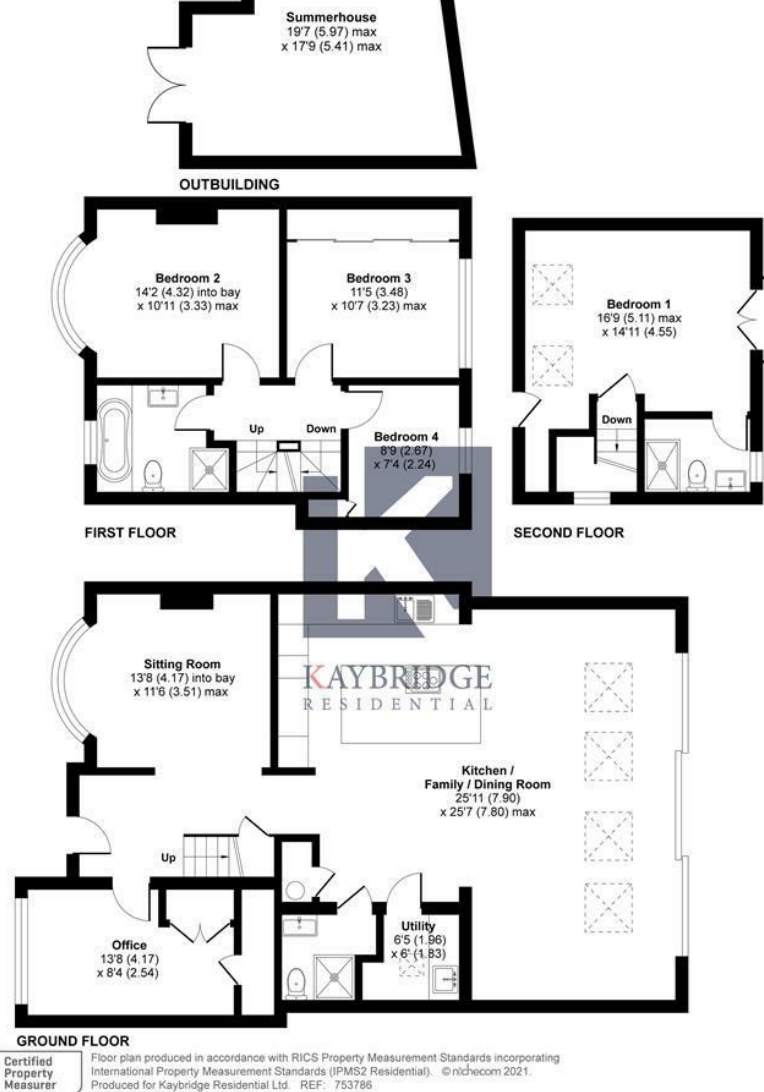
A newly finished, fully insulated large garden summer house offers an outdoor office space, home gym and family room. A bespoke wooden built-in play area with fort, slides and trampoline for children makes this house a must for families.

To the front of the property is a private, high walled courtyard with secure parking on the driveway and plenty of off street parking.



Curtis Road, Epsom, KT19

Approximate Area = 1825 sq ft / 170 sq m
 Outbuilding = 280 sq ft / 26 sq m
 Total = 2105 sq ft / 196 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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