



40 Burgh Heath Road, Epsom, KT17 4LU

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# JAMES DEANE

ESTATE AGENTS

This stunning home on Burgh Heath Road is the epitome of modern-day luxury. Arranged over three floors with thoughtfully designed & defined areas helping create the perfect family home. Located close to the famous Epsom Downs racecourse, paired with the convenience of a brisk walk into Epsom town Centre, with the convenience of the main trainline getting you into London within around 45 minutes.

Expertly designed and reconfigured, this spacious property offers the ideal family home. With open plan spaces for shared family time and entertaining guests, aligning with generously sized bedrooms, and a third floor for everyone to enjoy their own private time. Space and a seamless flow take centre stage in the open-plan kitchen and living area at the heart of the home. The



ground floor features Crittal style doors, flooding the living areas with a great source of natural light, elegant oak flooring laid in a classic herringbone pattern, complemented by underfloor heating throughout. Ideal for professionals working from home – a thoughtfully designed study, with all the compartments ready for you, and a downstairs cloakroom.

The master bedroom includes a spacious walk-in wardrobe and en-suite bathroom, while the other four generously sized bedrooms also feature fitted wardrobes for practical storage. This exceptional home has been extensively refurbished and thoughtfully extended to offer a refined, modern lifestyle in one of Epsom Downs' most desirable locations. The property benefits from solar panels paired with battery storage, maximising energy efficiency and reducing running costs. To the front, you'll also find an electric vehicle charging point, supporting a more sustainable way of living. Standout features include a garage and a separate, fully equipped studio complete with its own wet room and WC – providing a versatile space, for guest accommodation, home office or fitness studio.

**Guide Price £975,000**



# Floor plan



Burgh Heath Road, KT17  
 Approx. Gross Internal Floor Area 1953 sq. ft / 181.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	84	85

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

TENURE: Freehold  
 Council Tax Band:

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