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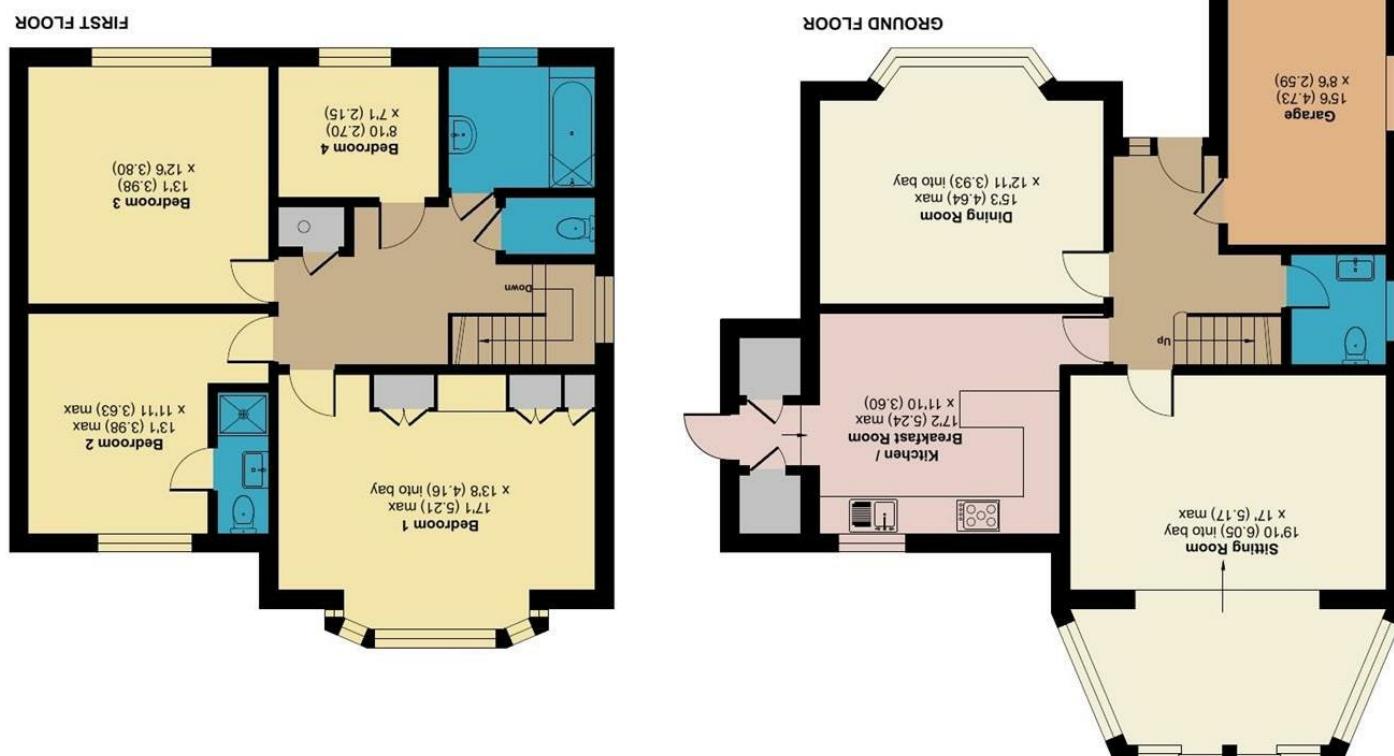
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RICS

CHRISTIES

Produced for Centre Residential Sales and Lettings Limited. REF: 1400583
Incorporating International Property Measurement Standards (IPMS2 Residential). © rightmove.com 2026.
Floor Plan produced in accordance with RICS Property Measurement 2nd Edition.



For identification only - Not to scale

Total = 1804 sq ft / 167.5 sq m

Garage = 132 sq ft / 12.2 sq m

Approximate Area = 1672 sq ft / 155.3 sq m

Downs Wood, Epsom, KT18



CHRISTIES



GUIDE PRICE £1,050,000 - £1,100,000

NESTLED IN THE CHARMING DOWNS WOOD, EPSOM, THIS DELIGHTFUL, DETACHED HOUSE, BUILT AROUND 1934, OFFERS A PERFECT BLEND OF CLASSIC ELEGANCE AND MODERN COMFORT. WITH FOUR SPACIOUS BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES SEEKING A SERENE AND INVITING HOME.

UPON ENTERING, YOU ARE GREETED BY TWO WELL-APPOINTED RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING. THESE VERSATILE AREAS CAN BE TAILORED TO SUIT YOUR LIFESTYLE, WHETHER YOU ENVISION A COSY FAMILY LOUNGE OR A SOPHISTICATED DINING ROOM FOR HOSTING GUESTS. THE FITTED KITCHEN IS PERFECT FOR THOSE WHO LOVE PREPARING THAT SPECIAL MEAL WHILST LOOKING OUT OVER THE WONDERFUL REAR GARDEN.

UPSTAIRS YOU ARE PRESENTED WITH FOUR BEDROOMS, ONE WITH ENSUITE PLUS A FAMILY BATHROOM ENSURING CONVENIENCE FOR BUSY MORNINGS AND PROVIDING PRIVACY FOR FAMILY MEMBERS AND VISITORS ALIKE. EACH BEDROOM IS GENEROUSLY SIZED, ALLOWING FOR COMFORTABLE LIVING AND PERSONAL SPACE.

SET IN THE PICTURESQUE SURROUNDINGS OF DOWNS WOOD, THIS HOME BENEFITS FROM A TRANQUIL ATMOSPHERE WHILE REMAINING CONVENIENTLY CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS. THE AREA IS KNOWN FOR ITS BEAUTIFUL PARKS AND GREEN SPACES, MAKING IT AN EXCELLENT CHOICE FOR THOSE WHO APPRECIATE NATURE AND OUTDOOR ACTIVITIES.

THIS CHARMING HOUSE IS NOT JUST A PROPERTY; IT IS A PLACE WHERE MEMORIES CAN BE MADE AND CHERISHED FOR YEARS TO COME. IF YOU ARE LOOKING FOR A FAMILY HOME THAT COMBINES CHARACTER WITH PRACTICALITY, THIS DELIGHTFUL RESIDENCE IN EPSOM IS CERTAINLY WORTH CONSIDERING.

- 4 BEDROOM, 2 RECEPTION, DETACHED FAMILY HOME
- IDEALLY LOCATED FOR EPSOM'S HOST OF AMENITIES
- GARAGE AND OFF ROAD PARKING
- COUNCIL TAX BAND G
- EPC RATING C

