



**Beech Grove -Epsom**

**Guide Price - Offers Invited Over £850,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### **Beech Grove** **Epsom**

Offers In Excess Of  
£850,000

- An attractive Tudor style 2/3 Bedroom detached house
- A second reception room/ study / third bedroom
- Spacious open plan Living with a Large inglenook fireplace and rear extended Dining area.
- Landscaped front garden and driveway for several cars
- Separate Garage
- Two large double bedrooms
- Beautiful landscaped Gardens
- Located in a quiet crescent in the highly sought-after area of Epsom Downs

OPEN DAY BY APPOINTMENT ONLY -SATURDAY 29TH OF JUNE 2024 - Johnson's are pleased to offer to the market this attractive 2/3 bedroom detached Tudor Style home with spacious open plan living and dining including a large inglenook fireplace and dark wood beamed ceilings.

This well-presented home is set on a large plot of 0.26 acres at the end of a sought-after cul-de-sac with access to the front driveway via a featured archway with parking for several car and a garage.

The property provides ample living space with open plan living and dining areas leading through to the good-sized galley style kitchen with fitted cupboards for optimal storage. A second reception room / study / third bedroom with a fitted sink unit and separate ensuite toilet.

The property is in a quiet crescent in the highly sought-after area, just a few minutes' walk to Epsom Downs, in the North Downs area of Outstanding Natural Beauty.



How energy efficient is the property?

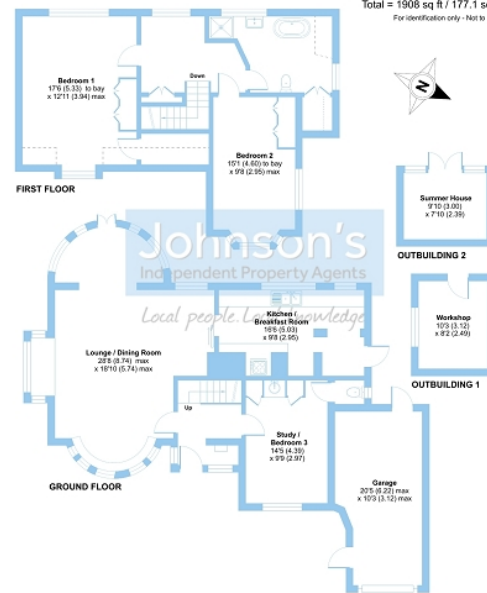
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79
55-68	<b>D</b>		
39-54	<b>E</b>	47	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

the layout

**Beech Grove, Epsom, KT18**

Approximate Area = 1507 sq ft / 140 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Garage = 193 sq ft / 17.9 sq m  
 Outbuilding = 161 sq ft / 14.9 sq m  
 Total = 1908 sq ft / 177.1 sq m

For identification only - Not to scale





## the local area



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