



Walkfield Drive
Epsom - Offers In Excess Of £1,200,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Walkfield Drive Epsom


Offers In Excess Of
£1,200,000

- 5 Double Bedrooms, master and second bedroom with a adjoining Jack & Jill ensuite shower room.
- Extended Open Plan Kitchen, Dining and Snug area with under floor heating
- Large Family Room with feature Fireplace.
- Second reception Room with Log burner insert.
- Bi-folding doors access to the full width raised patio & seating area ideal for entertaining.
- Modern Family Bathroom with full bath and separate Shower unit.

OPEN DAY SATURDAY 27TH JULY 2024 ... Johnson's are pleased to offer to the market this beautifully presented, extended family home with five double bedrooms, two bath/shower rooms and three well-presented reception rooms, including an extended Open Plan Kitchen/Dinning and Snug room opening to a raised full width rear patio and seating area overlooking the secluded rear garden. The property is in the highly sought-after area near Epsom Downs, home to the world-famous Epsom Derby and just a few minutes' walk from local shops, mainline train stations and miles of glorious open countryside. Early booking is recommended to secure a viewing of this truly exceptional family home on the Open Day Saturday the 27th of July.



How energy efficient is the property?

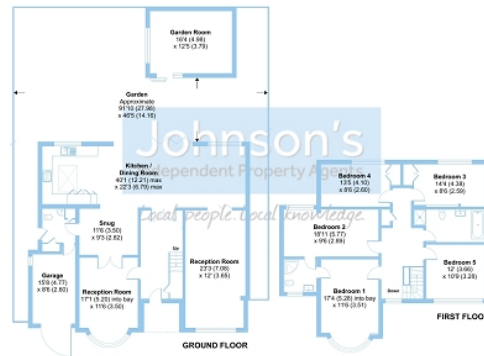
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	70	79
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

the layout

Walkfield Drive, Epsom, KT18

Approximate Area = 2398 sq ft / 222.7 sq m
 Garage = 123 sq ft / 11.4 sq m
 Garden Room = 203 sq ft / 18.8 sq m
 Total = 2724 sq ft / 252.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Johnson 2024. Produced by Johnson's Independent Property Agents. RPS: 115883



the local area



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