

PRICE
REDUCED



Downs Road
Epsom - Offers Over £950,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Downs Road Epsom

Offers Over £950,000

- Four Double Bedroom Detached Family Home
- Driveway for Multiple Cars and Double Garage
- Fully Fitted Kitchen and Separate Utility Room.
- Large Family Reception Room with Separate Dining Room Extended by the added Conservatory.
- Downstairs Study Room/ Potential Fifth Bedroom.
- Three-Piece Family Bathroom as well as Two En-Suites and a Downstairs WC
- Double Glazed Windows and Gas Central Heating
- Walled Garden with York Stone Patio Area and Sun Arbour Seating

Johnson's are pleased to offer this spacious four double-bedroom detached family home with large front and back gardens, double garage and driveway for several vehicles. Located in the highly sought after area of Epsom, between Epsom Downs, home of the world famous Derby with miles of open countryside and Epsom Town Centre which provides an array of high street shops, restaurants and Epsom Railway Station with regular services to central London. The area also includes excellent local primary and secondary schools. Early bookings are highly recommended to ensure a viewing for this attractive home. Viewing's by appointment only through 'Sole agents' Johnson's Independent Property Agents.



How energy efficient is the property?

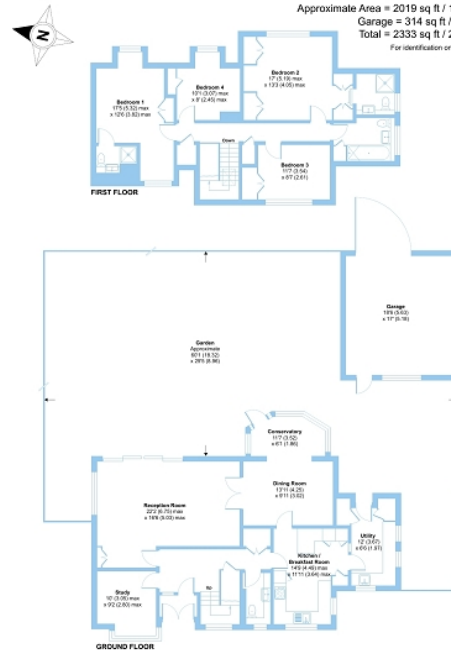
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		79
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

the layout

Downs Road, Epsom, KT18

Approximate Area = 2019 sq ft / 187.5 sq m
 Garage = 314 sq ft / 29.1 sq m
 Total = 2333 sq ft / 216.6 sq m

For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © midwim 2023. Prepared for James's Independent Property Agency, REF: 127219



the local area



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