

The PERSONAL Agent

Treadwell Road, Epsom

In Excess of £1,000,000

Treadwell Road

Epsom

- Beautifully extended detached family home
- Four generous double bedrooms
- Three versatile reception rooms
- Stunning dining room with vaulted ceiling
- Modern kitchen and generous breakfast room
- Ensuite shower room & main family bathroom
- Large utility/boot room with side access, cloakroom & boarded loft
- South facing garden approx. 80ft x 50ft plot
- Driveway parking for approximately four cars
- Leafy tree lined road in a sought after area

Set within one of Epsom's most popular tree lined residential roads, this cleverly extended detached family home offers generous and versatile accommodation, with four double bedrooms, three reception rooms and a substantial south facing rear garden extending to approximately 80ft x 50ft.

Loved and enjoyed by the current owners for around 28 years, the property is a wonderful example of a family home that has evolved with changing needs. During their ownership, they have thoughtfully extended and adapted the house, creating the spacious and flexible accommodation it offers today.

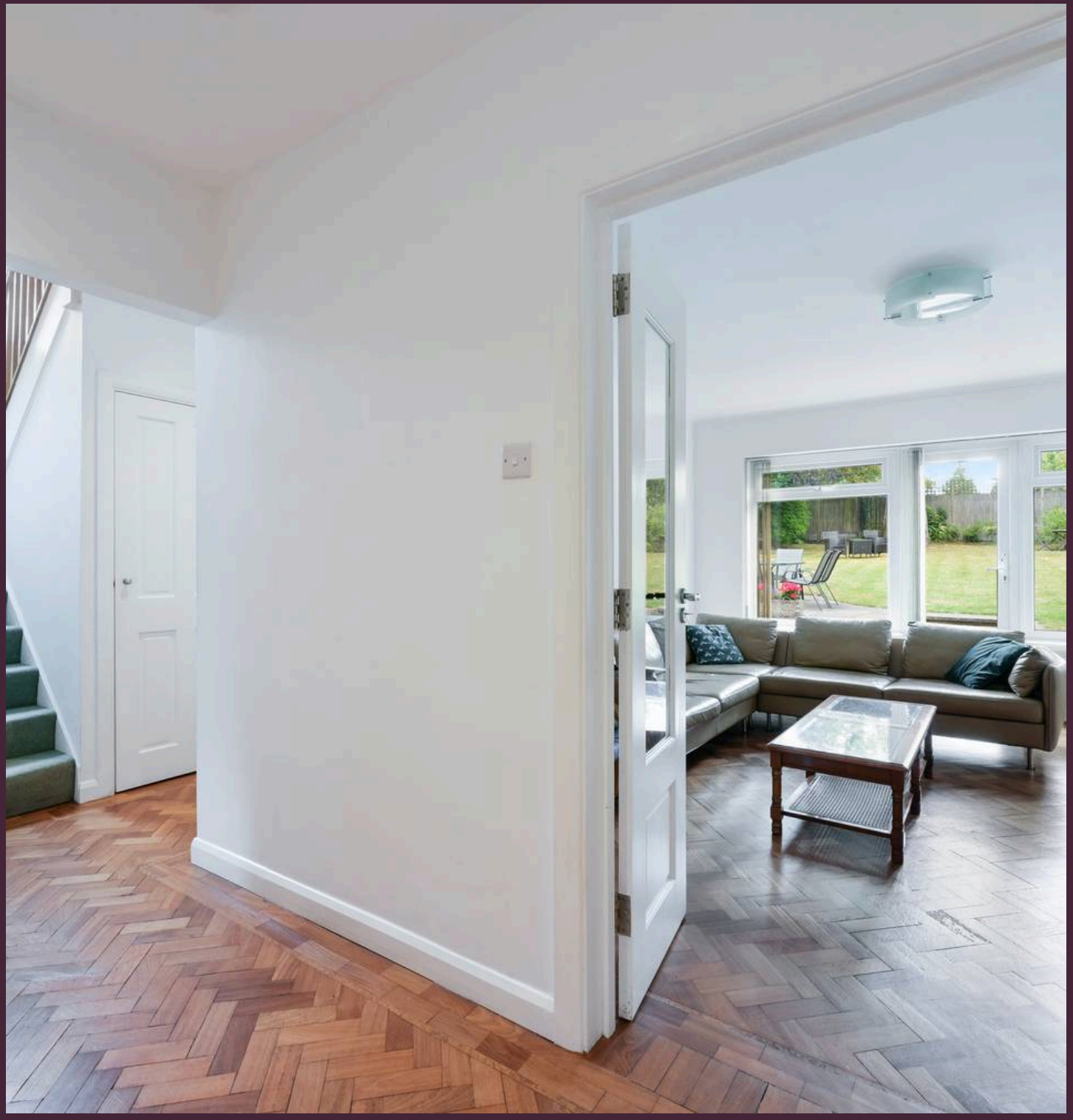
A welcoming central entrance hall provides an immediate sense of the character of the original home, with attractive parquet flooring continuing throughout much of the ground floor. From here, three versatile reception spaces offer excellent flexibility for modern family living.











Description

The principal living room centres around a contemporary gas fireplace, creating an inviting focal point, while the generous home office provides a dedicated space for working from home or escaping the bustle of family life. The stunning dining room is a standout feature, with a vaulted ceiling creating an impressive sense of volume and light, while doors open directly onto the garden. It is equally suited to entertaining and everyday family life. A key strength is the flexibility of the ground floor. The three reception spaces could easily be reconfigured to suit individual needs, with one offering potential as a playroom, additional living space or study. The modern kitchen links directly to a generous breakfast room, creating a sociable and practical hub. A water softener adds further convenience. The ground floor is completed by an unusually large utility and boot room with side access, formerly the original kitchen, together with a downstairs cloakroom.



Upstairs, there are four genuine double bedrooms, with the principal bedroom benefiting from an ensuite shower room. The remaining bedrooms are served by a well appointed family bathroom. Outside, the property continues to impress. A large driveway provides parking for approximately four cars, while the substantial south-facing rear garden, measuring around 80ft x 50ft, offers excellent space for children, entertaining and enjoying the outdoors. Treadwell Road is renowned for its established, leafy setting, while the property is conveniently positioned for Epsom town centre, the mainline railway station and the open spaces of Epsom Downs, offering an excellent balance between town and country living. With its clever extension, four double bedrooms, three reception rooms, excellent flexibility, generous utility space and exceptional south-facing garden, this impressive family home offers a rare combination of space, character and adaptability. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

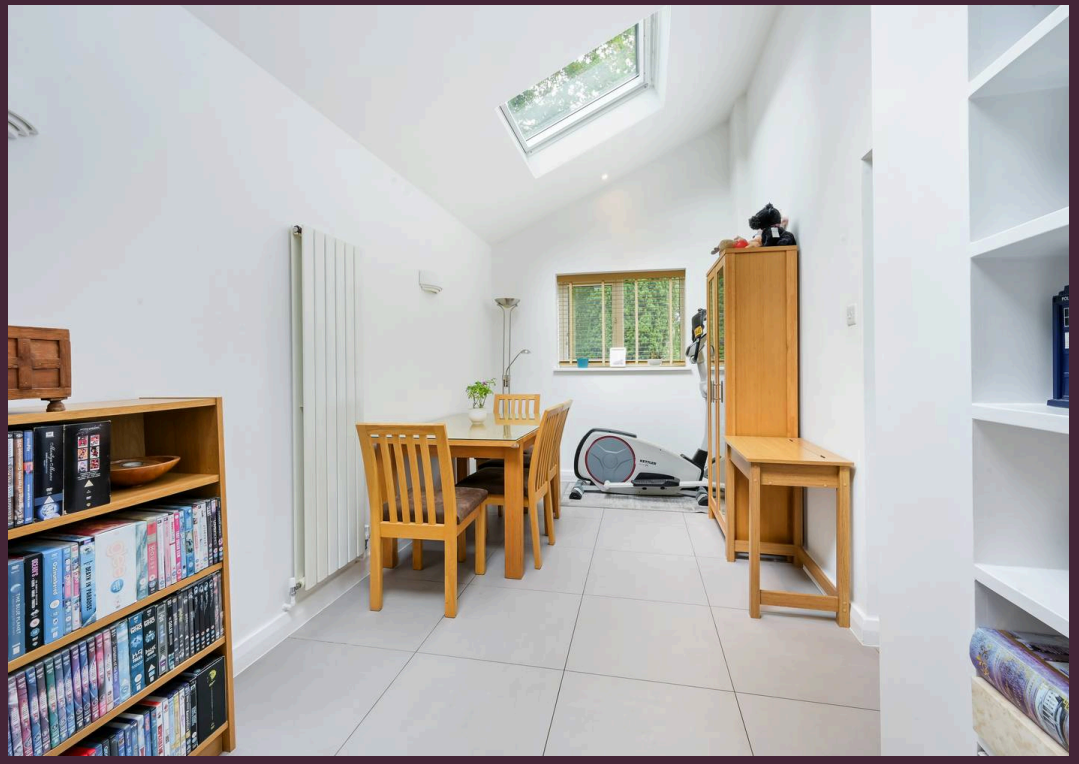
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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





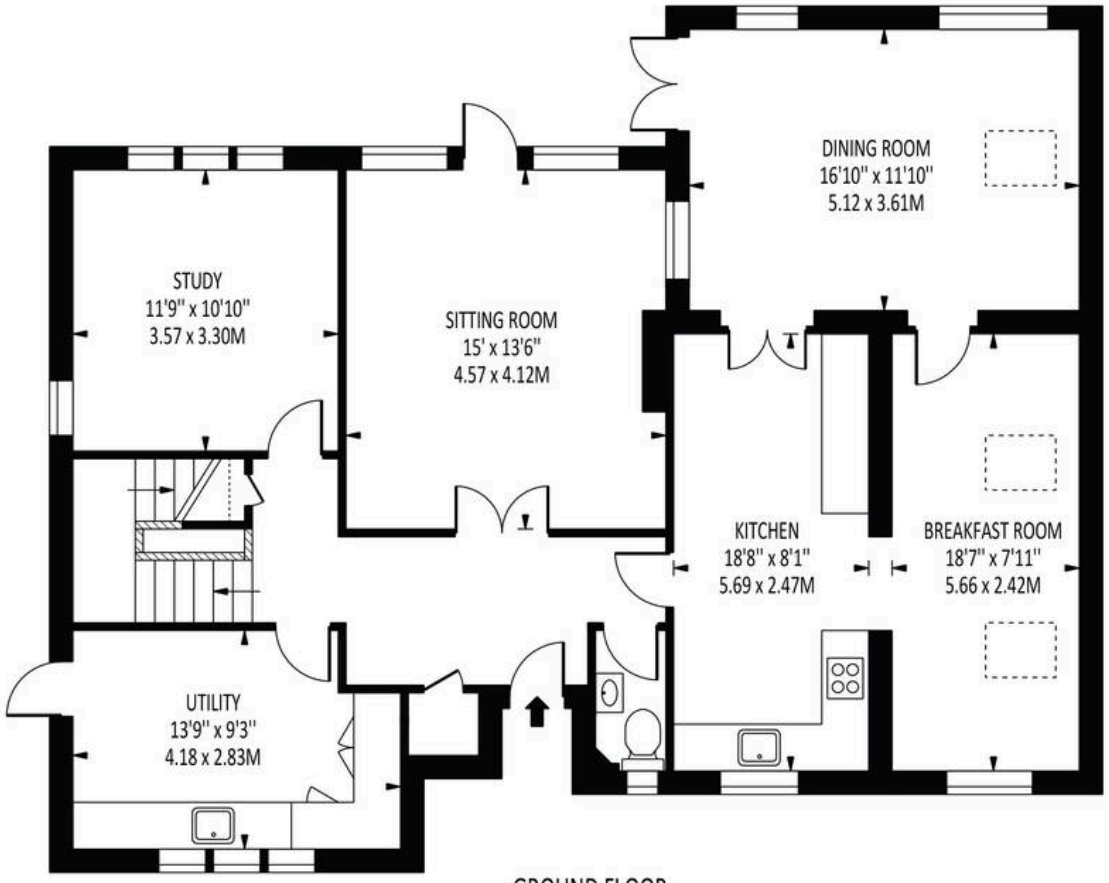




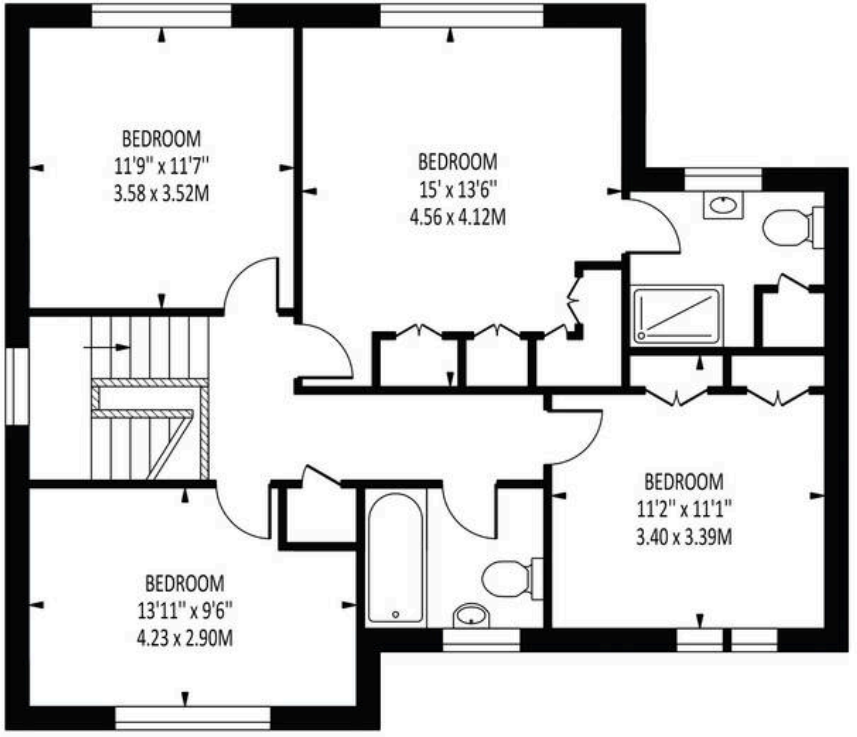
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Total Area: 2031 SQ FT • 188.69 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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