



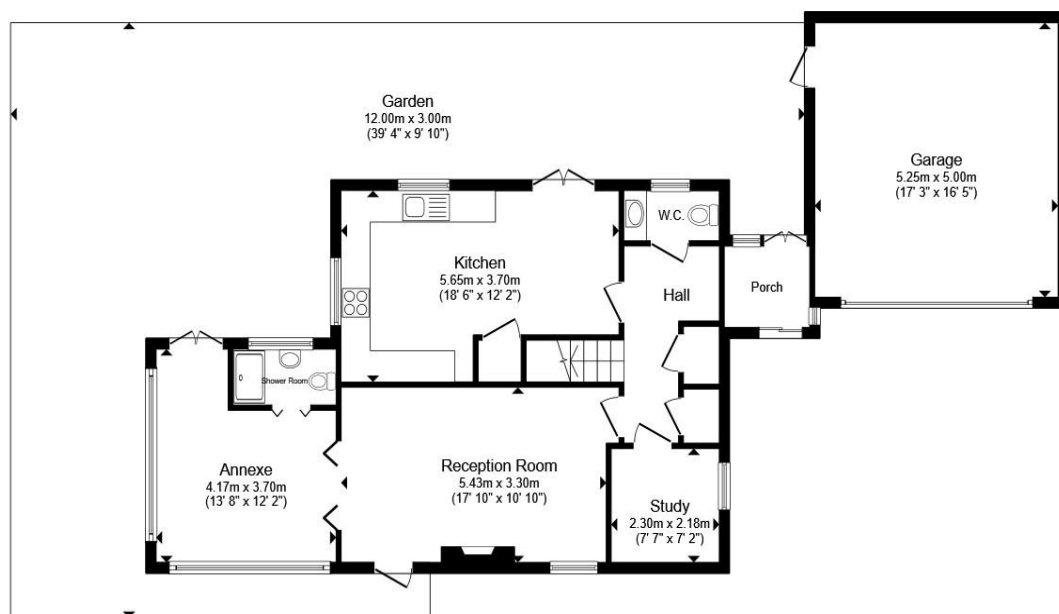
Royal Drive, Epsom KT18 5PR

welcome to

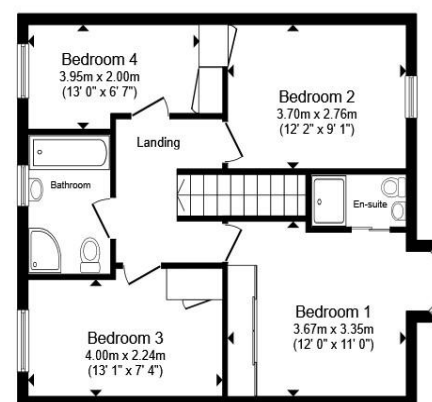
Royal Drive, Epsom

Ideally positioned next to Epsom Downs Racecourse, this spacious four-bedroom detached home combines generous family accommodation with a versatile annex, detached double garage, driveway parking and a private rear garden, all within easy reach of local schools and amenities.





Ground Floor



First Floor

Total floor area 156.0 m² (1,679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Located in a sought-after road adjacent to the famous Epsom Downs Racecourse, this attractive four-bedroom detached home offers versatile family accommodation of approximately 1,679 sq. ft., together with a double garage, annex, generous side garden with potential to extend (STPP), and rear garden.

The ground floor features a welcoming entrance hall, spacious reception room, study and a generous kitchen/breakfast room with direct access to the garden. The annex, complete with its own shower room, provides excellent flexibility for guests, home working or multigenerational living. A downstairs WC completes the accommodation.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom.

Outside, the property benefits from a rear garden measuring approximately 39ft, a generous side garden offering scope to extend (STPP), double garage and driveway parking.

Perfectly positioned close to Epsom Downs, local amenities, well-regarded schools and transport links, this is an excellent opportunity to acquire a spacious family home in a highly desirable location.

welcome to Royal Drive, Epsom

- Detached House
- 4 Bedrooms
- Double Garage & Driveway Parking
- Spacious Kitchen/Breakfast Room
- Downstairs WC
- Annex with Shower Room
- Adjacent to Epsom Downs Racecourse

Tenure: Freehold EPC Rating: B
Council Tax Band: F

guide price
£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110354



Property Ref:
EPS110354 - 0003

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