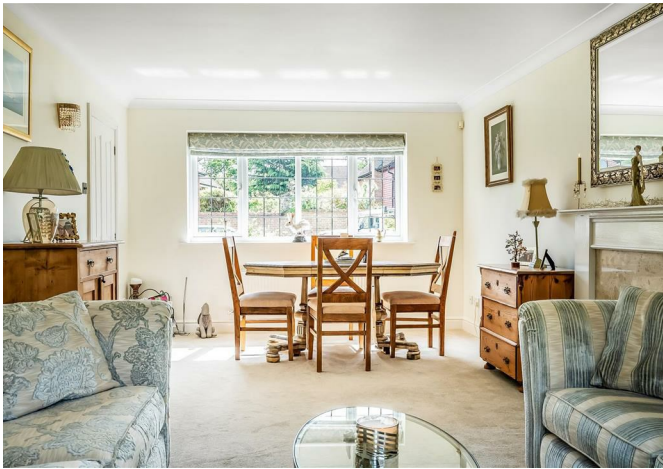




Ripple Wood, 13 Ripley Way, Epsom, Surrey, KT19 7DB

Guide Price £1,150,000



- HIGHLY DESIRABLE CUL-DE-SAC
- BRIGHT DUAL-ASPECT LOUNGE
- KITCHEN BREAKFAST ROOM
- FOUR BEDROOMS
- DOUBLE INTEGRAL GARAGE

- VERSATILE ACCOMMODATION
- 2 FURTHER RECEPTION ROOMS
- UTILITY ROOM & GUEST TOILET
- TWO BATHROOMS
- SERENE, PRETTY LANDSCAPED GARDEN

Description

This welcoming family home has enjoyed extensive upgrading under its current ownership and boasts well presented, bright accommodation throughout.

The property is approached via a beautifully planted front garden, block paved pathway and driveway. An open porch shelters the front door, is framed by an outstanding climbing rose and opens to a spacious bright reception hall, with under-stairs storage cupboard and all reception rooms off. The generous lounge/diner enjoys a dual aspect, a feature fireplace and doors onto the garden. There are two further reception rooms, ideal as either a snug, play room, home office, TV lounge, hobbies room or a 5th bedroom. The kitchen/breakfast room enjoys an array of fitted units with built-in; hob, extractor, oven, microwave and dishwasher with space for a freestanding fridge freezer. There is ample space for a family breakfast table overlooking the garden via patio doors. A utility room complements this space and provides integral access the double, multi-purpose garage.

The first- floor galleried landing provides loft access and leads to three double bedrooms and one spacious single, with a well placed built-in wardrobe. The bright principal bedroom features a wall of built in wardrobes and its own generous en-suite bathroom with extra long bath, basin and toilet. Serving the remaining bedrooms is a family shower room enjoying a double shower, toilet and stylish twin vanity storage sink.

Outside is a particular feature; the current owners have been meticulous in creating the most inviting garden, featuring a patio for al fresco dining, a neat family friendly lawn, mature shrubs & appropriate trees for screening flanked by beautiful well stocked pretty flower beds. To one side handy storage sheds and to the other side, gated access back to the front garden along with bin storage.

Situation

Epsom town centre with its excellent local shopping facilities is close by and the main line station provides services to London Waterloo and Victoria. The area generally abounds in a wealth of open unspoilt countryside.

There are many well considered schools to hand in both the private and state sectors, including Rosebery, Glyn, Blenheim, Southfield Park and Stamford Green with some of which being rated 'outstanding'. David Lloyd is nearby as well as a choice of recreational pursuits including Horton Country Park, Longrove Park, Epsom Common and the RAC Golf and Country Club in the nearby town of Epsom.

Junction 9 of the M25 is nearby providing access to both Gatwick and Heathrow airports and the national motorway network.

We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for the sale of this property is a 'connected person' as defined by that act.

Tenure

Freehold

EPC

C

Council Tax Band

G



Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft
Garage = 24.9 sq m / 268 sq ft
Total = 167.2 sq m / 1800 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1276636)

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