



10 Treadwell Road, Epsom, KT18 5JW
Guide price £800,000



NO ONWARD CHAIN - CHECK OUT THE VIRTUAL TOUR - EPC RATING = C

Offered to the market for the first time in 47 years is this well maintained detached family home, located in a popular residential road in Epsom, Surrey, with further potential to extend and improve (stpp).

The current ground floor layout includes an enclosed porch, entrance hallway, fitted kitchen with breakfast/utility room to the side and rear access to the garden, a light, bright living/dining room with views of the garden, a downstairs toilet with further utility cupboard and internal access to a superb tandem garage with handy mezzanine storage.

The first floor landing gives way to four well proportioned bedrooms, with the principle boasting a large en suite, the remainder of the bedrooms are serviced by a family bathroom and there is access via a fitted ladder to a boarded loft space.

The rear garden has been pleasantly landscaped, including a paved patio area, lawn, mature planted borders, space for a shed and greenhouse, side access to the front of the dwelling and a bonus Lugarde outbuilding set up with electricity and high speed networked Internet access, currently subdivided into two workshops but could be utilised for multiple uses, including a home office or a gym.

To the front there is a brick block driveway with off street parking for multiple vehicles.

Further most noteworthy benefits include a new roof with TLX gold insulation

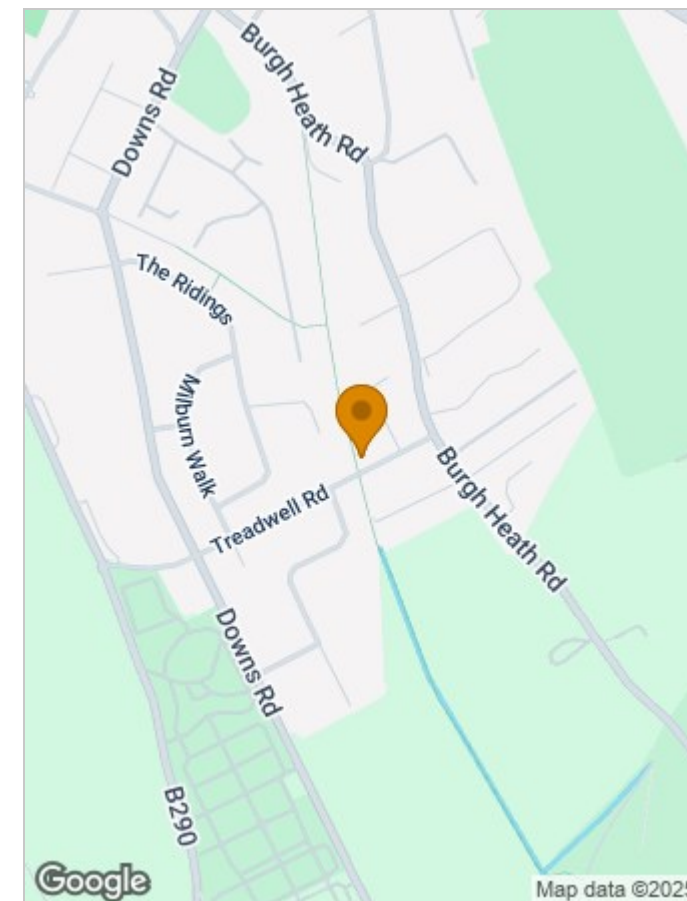
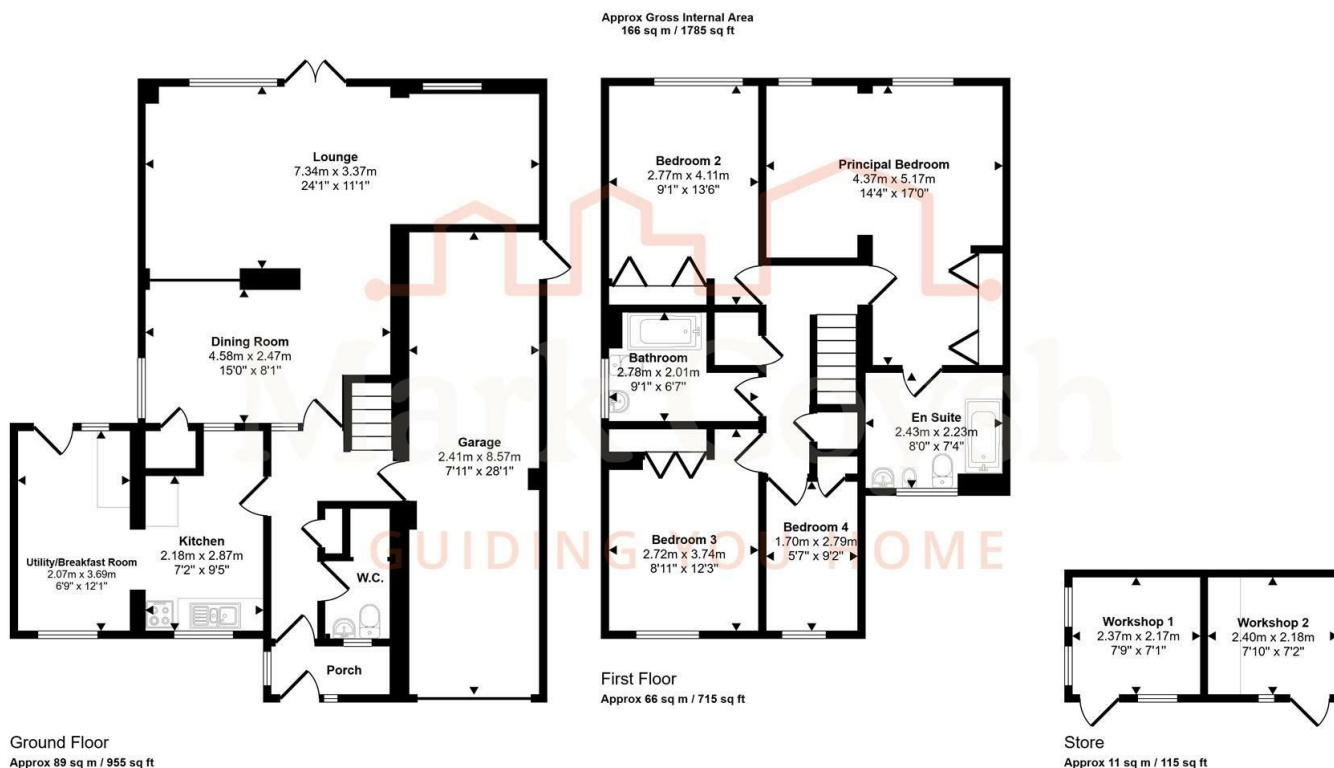




(2020), Johnston & Starley boiler still under warranty and water tanks (2020), new fuse board (2020), double glazing and cavity wall insulation (2021). Smart meters for gas electric and water fitted and new carpets throughout. Fensa certificate for windows available. Electrical safety test done 2024.

Treadwell Road has a handy bridle path that leads to the famous Epsom Downs and racecourse one way and Epsom Town Centre and mainline station the other direction. The area is renowned for an extremely high level of education, provided by multiple schools





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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