

**Experience, Knowledge, Drive and Service**

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

**Free Valuations**

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

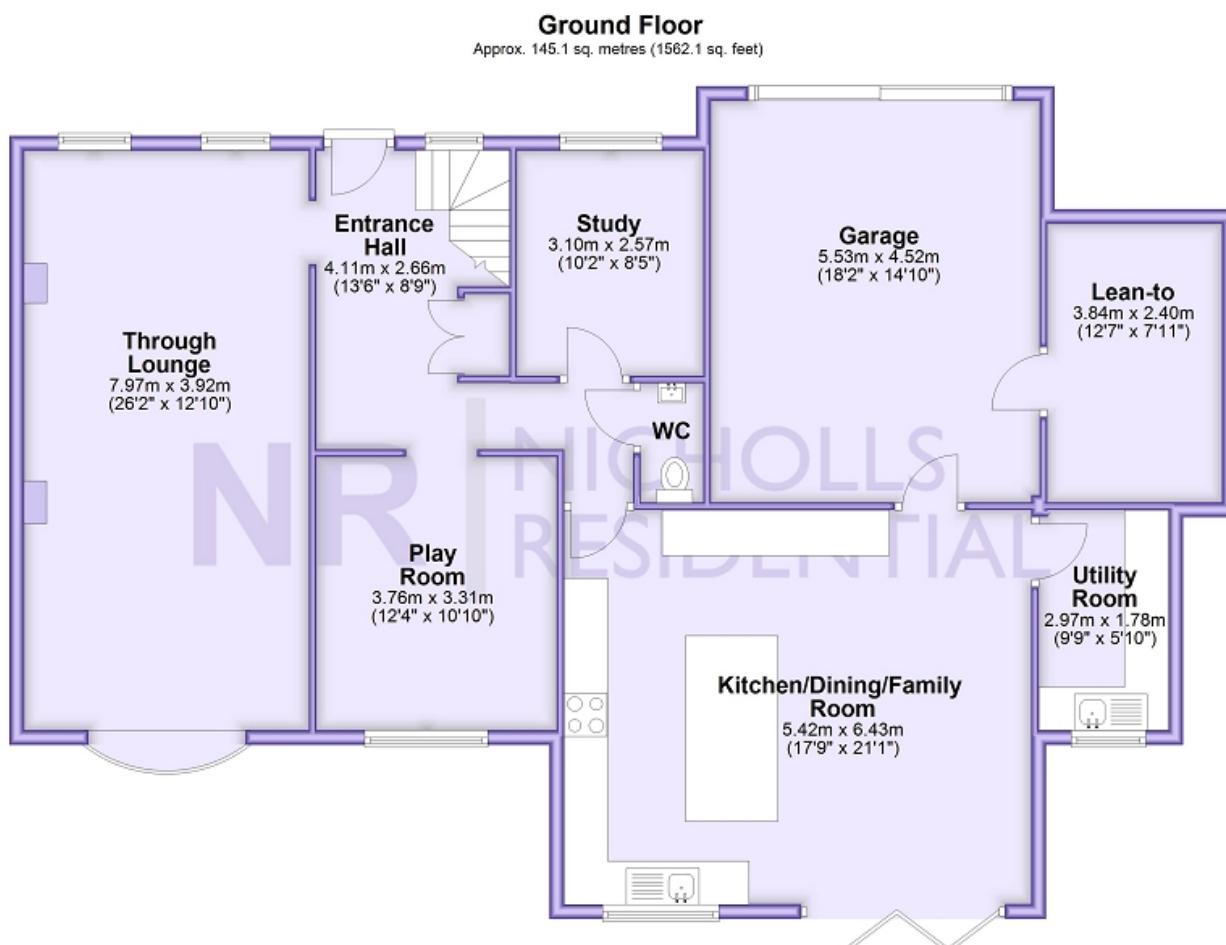
**Mortgage Advice**

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

**7 Downs Avenue, Epsom, Surrey**

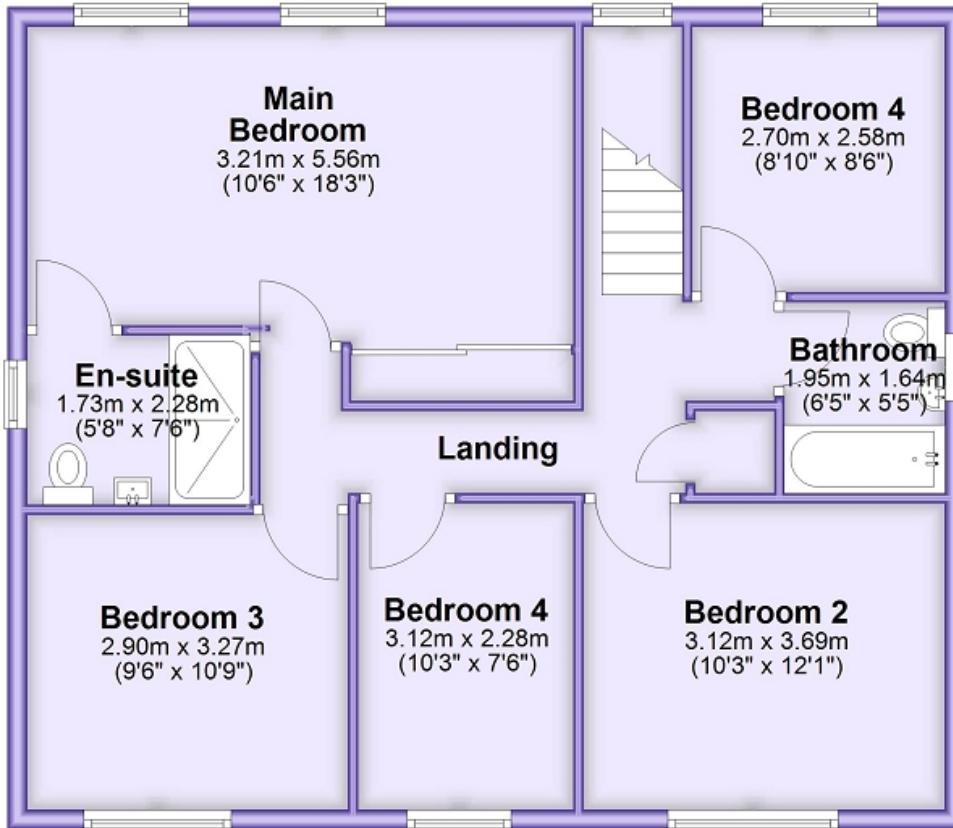
- Extended Five Bedroom Detached House
- Sought After Road
- College Area
- Open Plan Kitchen/Dining/Family Room
- 18'3" Main Bedroom & En Suite Shower Room
- Spacious Through Lounge
- 18'2" X 14'10" Garage
- Utility Room & Downstairs Wc
- Approx 2363 sq ft

**£1,250,000 Freehold**



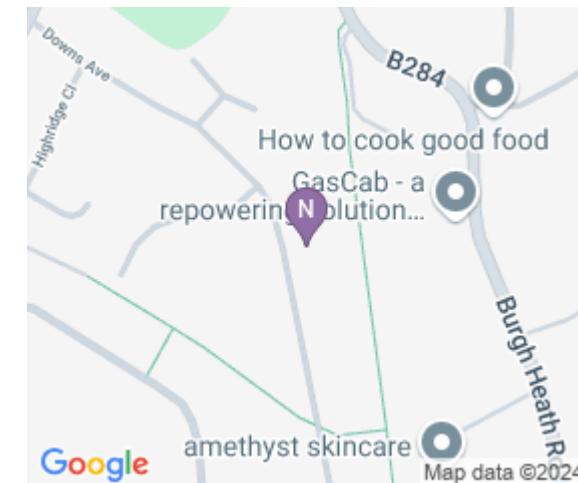
### First Floor

Approx. 74.4 sq. metres (801.1 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Located in one of Epsom's more highly desirable roads is this wonderful extended five bedroom detached house. Superbly designed (approx 2363 sq ft) to offer spacious rooms throughout and still with the potential to extend further (STPP). On the ground floor there is an open plan kitchen/dining/family room with bi-fold doors leading out to the beautiful garden, there is a through lounge, two more reception rooms currently being used as a study and a play room, a WC, utility and a useful lean-to area. On the first floor there is the family bathroom, five good size bedrooms with the main bedroom being approx 18'3" and benefiting from built-in wardrobes and a modern en-suite shower room. Outside there is a well-maintained garden, driveway parking to the front and a large 18'2" x 14'10" garage. Viewing this fabulous home is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B	81	
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

