



Squirrels Way, Epsom
Surrey, KT18



Beyond your expectations

Beautifully presented family home with versatile living space.

3 Bedrooms | Cot/Nursery/Guest Room | Reception Room | Living Room | Family Bathroom | Kitchen | Study | Utility Room | Cloakroom | Garage | Garden

Asking Price £925,000 Freehold

Description

This beautifully presented three bedroom detached house is situated within easy reach of commuter routes to the capital and walking distance of Epsom town centre, mainline railway station and a selection of well-regarded schools. The house offers wonderful living space with two spacious reception rooms on the ground floor as well as a stunning contemporary kitchen diner from which one has access onto a lovely garden with patio area; ideal for entertaining and alfresco dining. Also on the ground floor is a study, coat room and utility room. The bedrooms are all on the top floor - the master of which has built-in wardrobes and ensuite shower - and there's an additional room that could be used for a cot, storage, or as an extra study. The house is beautifully presented throughout with plenty of windows that make it wonderfully light and airy, and the house has a bright, neutral decor throughout making it the perfect home for any discerning buyer.

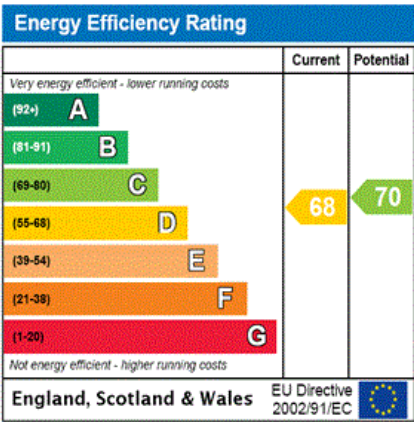
Outside

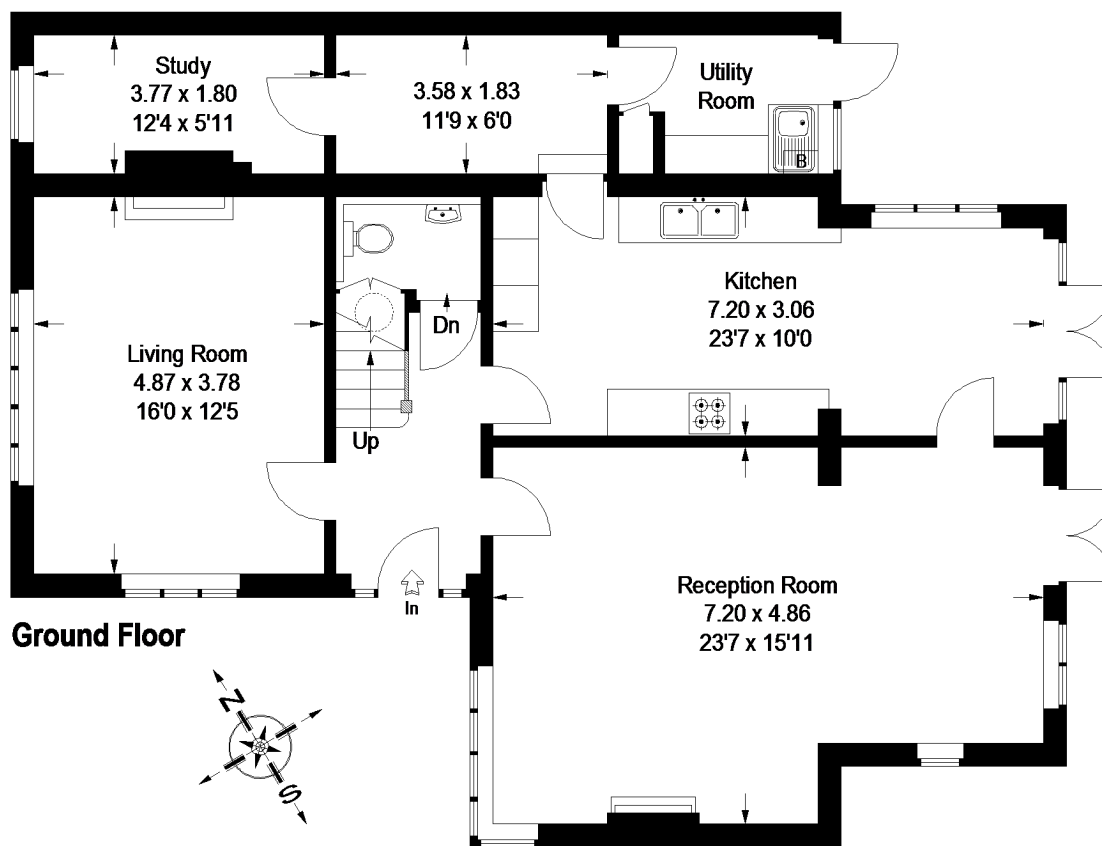
There is driveway parking to the front of the property with the remainder of the front garden laid to lawn and landscaped with well stocked borders with mature trees, shrubs and planting. At the rear of the property the garden is also laid to level lawn, a beautiful terrace runs the width of the rear elevation and wraps round to the side with ample space for alfresco dining. The rear garden is bordered with fenced boundaries also having beds and borders that are stocked with mature trees, shrubs and seasonal planting. There is a detached garage

with direct access via Worple Road.

Location

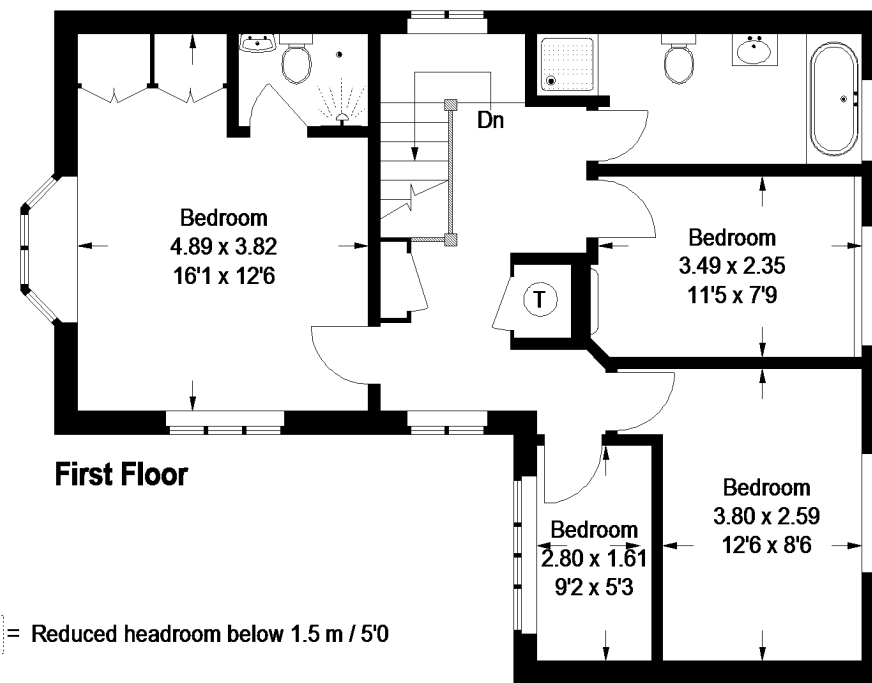
The property is situated at the end of this cul-de-sac location conveniently located for Epsom town centre with its excellent recreational, educational and shopping facilities. Epsom mainline station offers services both Victoria, Waterloo and London Bridge as well as Dorking and Guildford. The property is within close proximity of St. Martin's Infant and Junior School and Rosebery Girls School. It is also located within easy reach of Rosebery Park and Epsom Sports Club.





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Approximate Gross Internal Area :- 169 sq m / 1819 sq ft



FLOORPLANZ © 2010 01483755510 Ref 64171

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

