



**KAYBRIDGE**  
RESIDENTIAL



**Park Avenue East, Epsom, Surrey, KT17 2PA**  
**Offers in excess of £1,050,000**



## Park Avenue East, Epsom, Surrey, KT17 2PA

- Substantial Detached Family Home
- Free Flowing Spacious Living Accommodation
  - Six Bedrooms
  - Sought After Location
- Great Transport Links to London
- Excellent Schools Position
- Good Size Family Garden
- Over 200 foot Garden

This imposing family home is situated on a well regarded avenue in a highly sought after road. A well presented and spacious six bedroom detached family home, located in Stoneleigh's most sought after road \*\*Park Avenue East\*\* and is within easy walking distance of Stoneleigh Broadway and railway station, as well as local schools and the Historic Nonsuch Park.

You are welcomed into a spacious entrance hall featuring open staircase. From here you can access all principal reception rooms and the kitchen.

A generously proportioned rear reception room with double opening doors adjoins to an warm and spacious kitchen/breakfast room which enjoys views over and access to the rear garden.







A beautiful staircase leads up to the first floor where you will find a spacious and bright landing area.

The master suite is simply stunning with the view over the garden and includes built-in wardrobes , There are three further bedrooms on this floor, benefiting from a separate W,C.

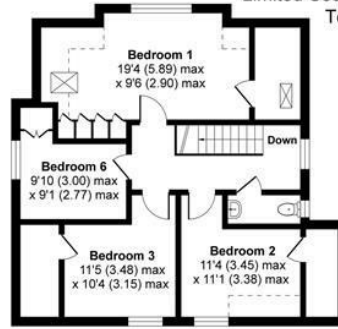
Externally the property is located in one of the area's finest avenues and has a large driveway offering ample parking. To the rear is a wonderful landscaped garden over 200 foot which is mainly laid to lawn and bordered by an array of mature trees and shrubs providing privacy and seclusion.



# Park Avenue East, Epsom, KT17

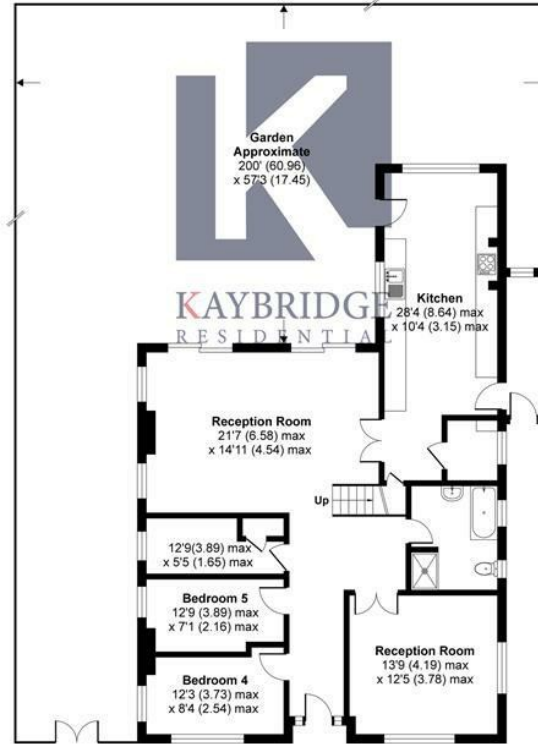
Approximate Area = 2056 sq ft / 191 sq m (excludes garden shade)  
 Limited Use Area(s) = 45 sq ft / 4.1 sq m  
 Total = 2101 sq ft / 195.1 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 747009

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   | 54      | 70        |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



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