



Timbercroft, Epsom

Epsom

In Excess of £700,000

# Timbercroft,

## Epsom

- Three bedrooms
- Planning granted for impressive extension  
<https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?keyVal=RNHNLTGYIEQ00&activeTab=summary>
- Spacious through-lounge
- Secluded garden
- Conservatory
- Ample off-street parking
- Close proximity to schools and mainline station
- Garage

Kaybridge are proud to present to the market this superb three bedroom, semi-detached family home, which is located on a highly-sought after road. Great local schools, mainline train stations and local amenities are all within close proximity. Planning permission has been granted for an impressive extension <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?keyVal=RNHNLTGYIEQ00&activeTab=summary>

Upon entering, you are greeted with a welcoming hallway which leads to the bright and spacious through-lounge, downstairs W.C, kitchen and conservatory. To the rear of the property there is a beautiful secluded, Westerly facing garden.

To the first floor there are three bedrooms, storage and a three piece family bathroom.

Further benefits include ample off-street parking and a garage.

For further information on the granted planning permission/proposed plans and to organise a viewing, please do get in touch





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Council Tax band: E

Tenure: Freehold

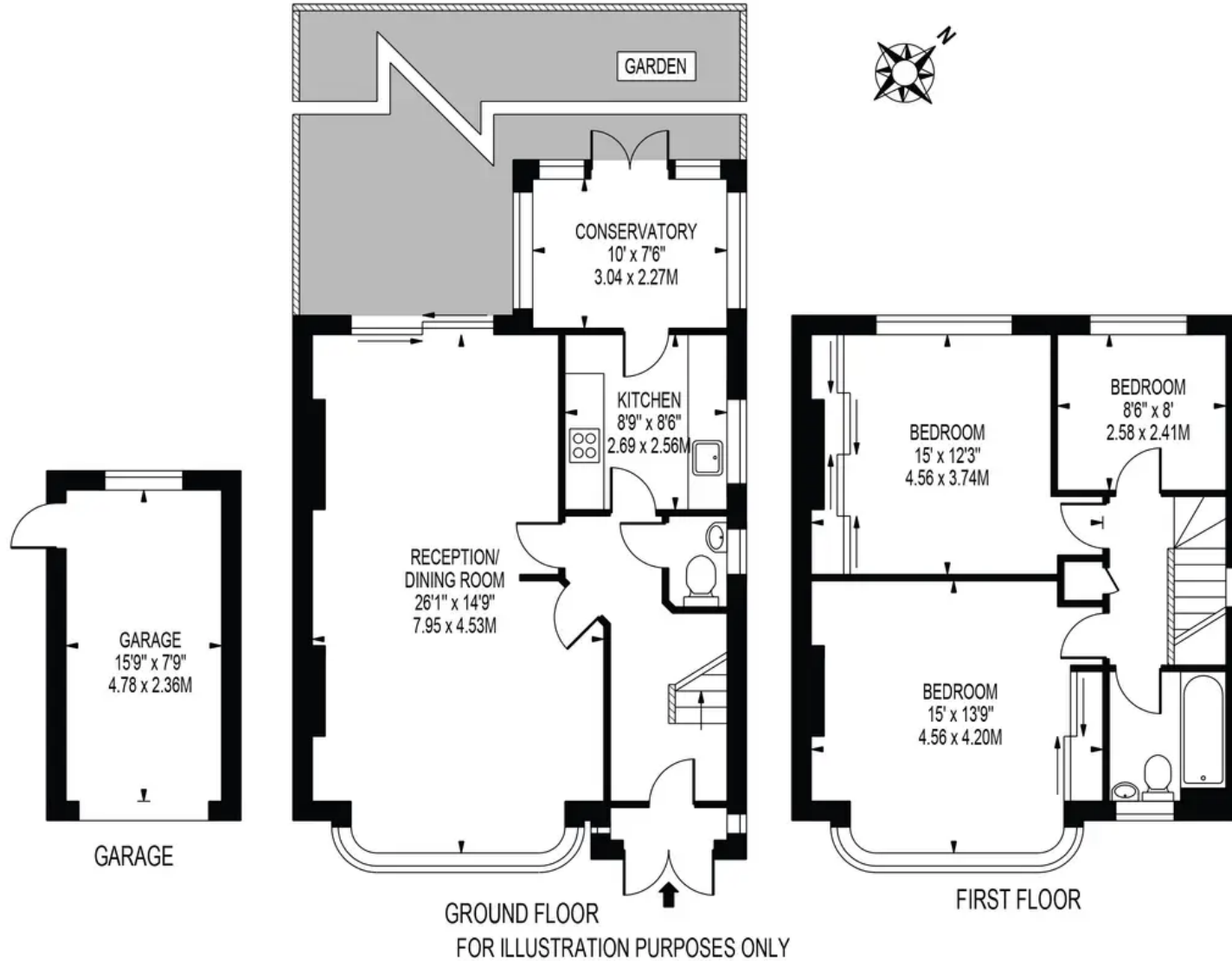


# TIMBERCROFT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1135 SQ FT - 105.44 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 121 SQ FT - 11.28 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



KAYBRIDGE  
RESIDENTIAL



## Kaybridge Residential Epsom

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