



Sparrow Farm Road, Epsom

£575,000

Epsom

Sparrow Farm Road

Epsom

- Popular Residential Location
- Beautifully Presented Family Home
- Potential To Extend (STPP)
- Generous & Well Appointed Accommodation
- Outstanding Local Schools
- Rear Double Garage With Rear Access
- Driveway and Off Street Parking
- Chain Completed

An attractive and well presented three bedroom end of terrace family home situated in a popular residential location and just a short walk from Stoneleigh and Worcester Park station, with transport links to central London in under 30 minutes, and conveniently situated moments from the green open countryside of Nonsuch Park and Warren Farm.

This extended three bedroom home offers an abundance of natural light and flexible accommodation comprising a spacious entrance hallway leading through to a front reception with beautiful gas fireplace, to the rear is sizeable open plan living room/dining room and fully equipped kitchen/breakfast room which leads into bright and airy extension with double door leads onto garden.

On the first floor, there are two good size double bedrooms and a single room all benefiting from a modern bathroom.

To the rear is a well maintained and mature private garden mostly laid to lawn and benefiting from a garage/ workshop.

The generous accommodation is complemented with off street parking to the front of the property





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Council Tax band: D

Tenure: Freehold

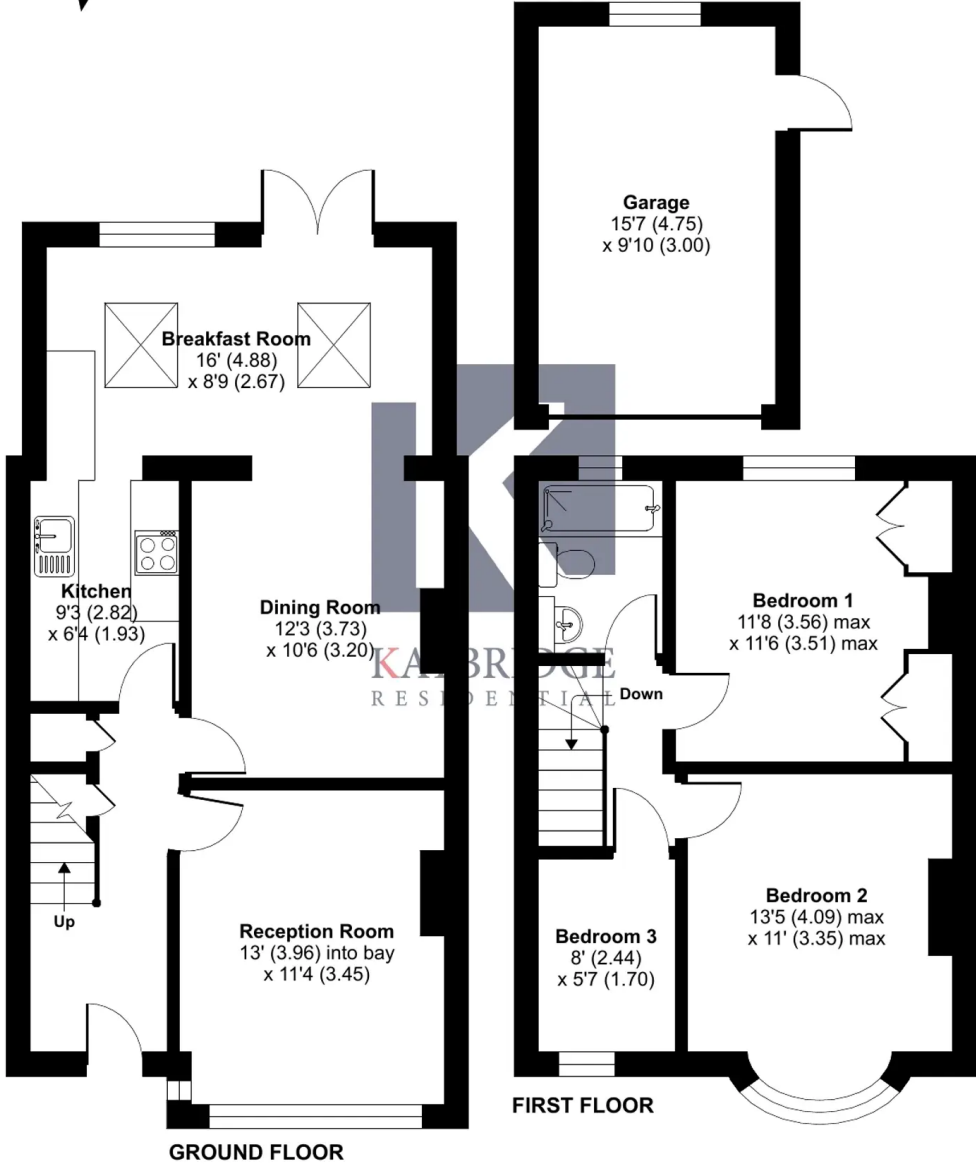
Sparrow Farm Road, Epsom, KT17

Approximate Area = 998 sq ft / 92.7 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1152 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Kaybridge Residential Ltd. REF: 1040705



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Kaybridge Residential Estate Agent

431 Kingston Road, Epsom - KT19 0DB

0208 0044 007 • ewell@kbridge.co.uk • www.kaybridgeresidential.co.uk/