

Amberley Gardens

Epsom

In Excess of £700,000

# Amberley Gardens

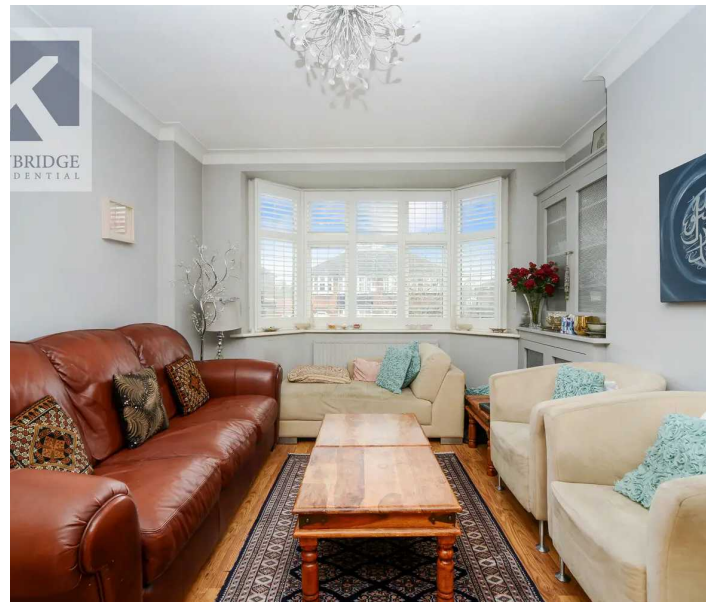
## Epsom

- Larger than most semi-detached homes
- Three double bedrooms
- Sought after location
- Close proximity to excellent schools and mainline station
- Conservatory
- Downstairs W.C
- Utility room
- Incredibly spacious family/living room
- Potential to extend (STPP)

The property boasts an impressive size, larger than most semi-detached homes in the area, providing ample space for comfortable living. The interior features three double bedrooms, perfect for growing families or those seeking extra guest space. Situated in a sought-after location, this property offers the best of both worlds – a peaceful residential area with close proximity to excellent schools and a mainline station for easy commuting.

Step into the bright and inviting conservatory, providing a delightful space to relax and unwind throughout the year. With the convenience of a downstairs W.C and utility room, this home is designed for practicality. The highlight is undoubtedly the incredibly spacious family/living room, offering a versatile area ideal for entertaining guests or simply enjoying quality family time.

Opportunity presents itself with the potential to extend this property, subject to planning permissions. The nearby Auriol Park provides a picturesque setting for leisurely strolls and outdoor activities, perfect for nature enthusiasts.





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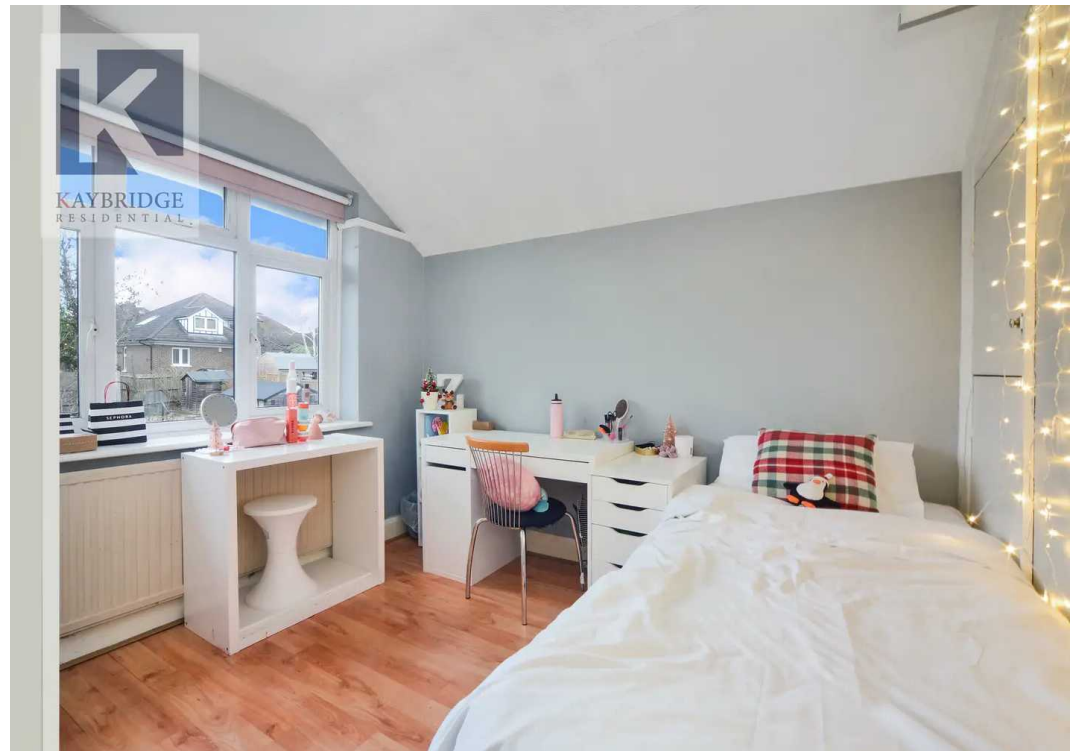
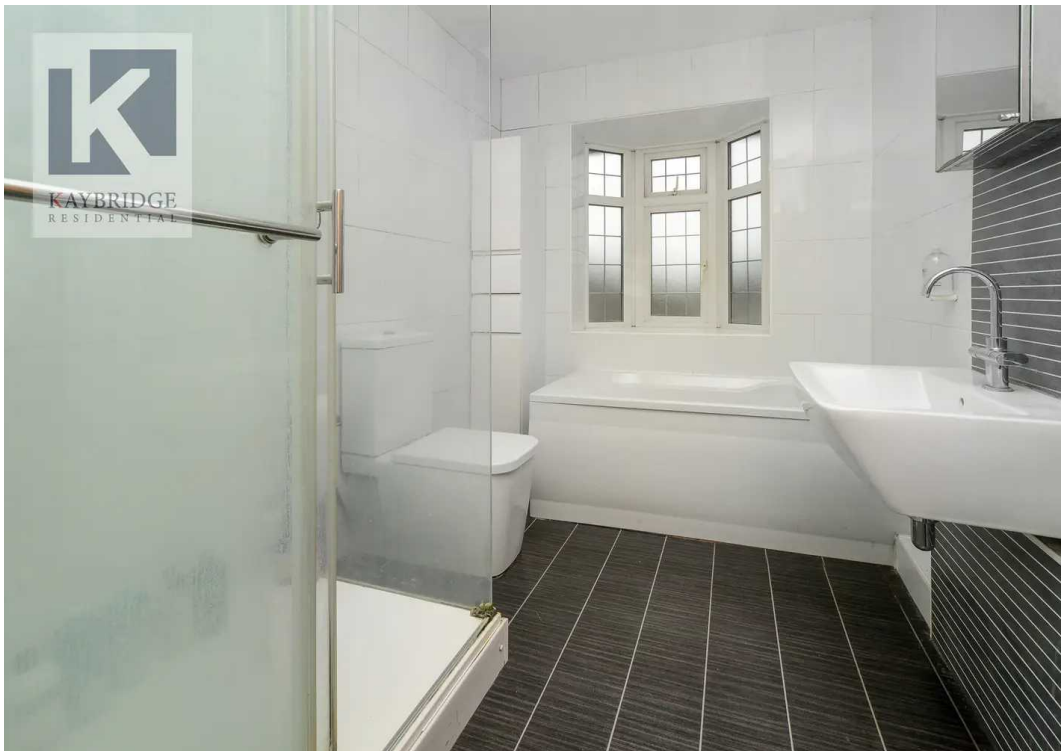
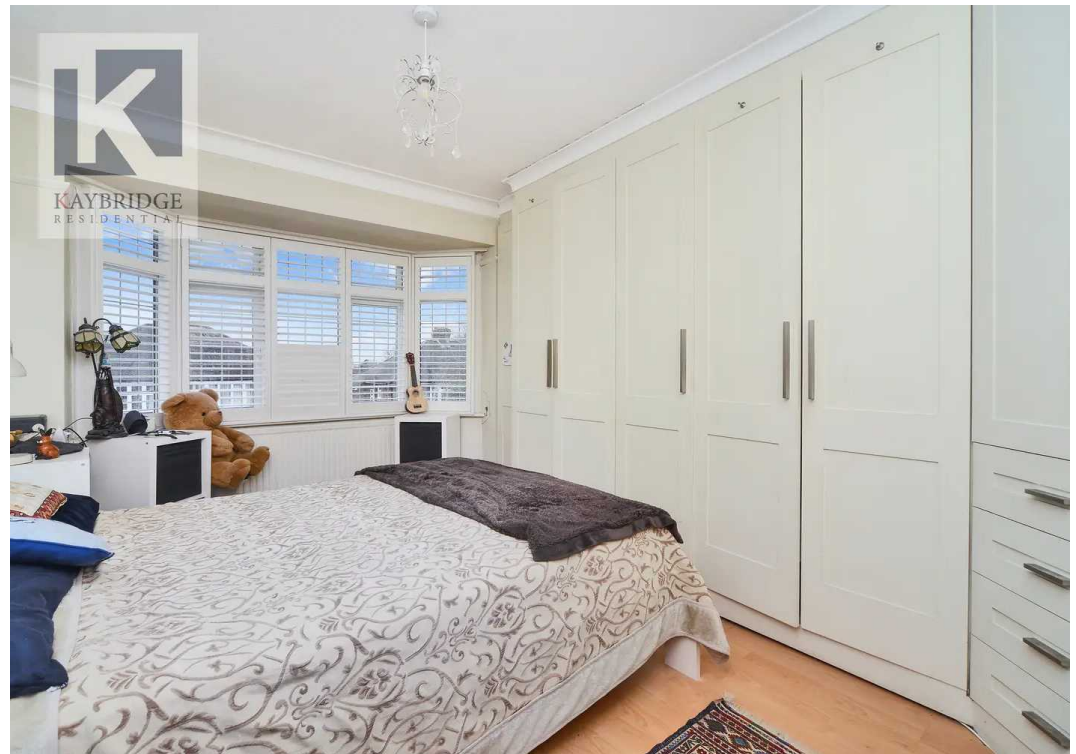
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With the added benefit of an EV charging point, this home is future-proofed to accommodate the growing popularity of electric vehicles.

Moving outside, the property continues to impress with its exceptional outdoor space. The rear garden is a true haven, offering a tranquil escape from the hustle and bustle of every-day life. With a well-maintained lawn and a variety of plants and shrubs, this garden provides a stylish backdrop for outdoor entertaining or a peaceful retreat to enjoy a morning coffee. The front of the property also benefits from its own private driveway, providing convenient off-road parking for vehicles.

In summary, this property offers not only a spacious and well-designed interior but also an enviable outside space. With its desirable location, close proximity to excellent amenities, and the potential for future expansion, this home presents an unmissable opportunity for those seeking a high quality of life in a sought-after area. Arrange a viewing today to truly appreciate all that this property has to offer.

Council Tax band: E

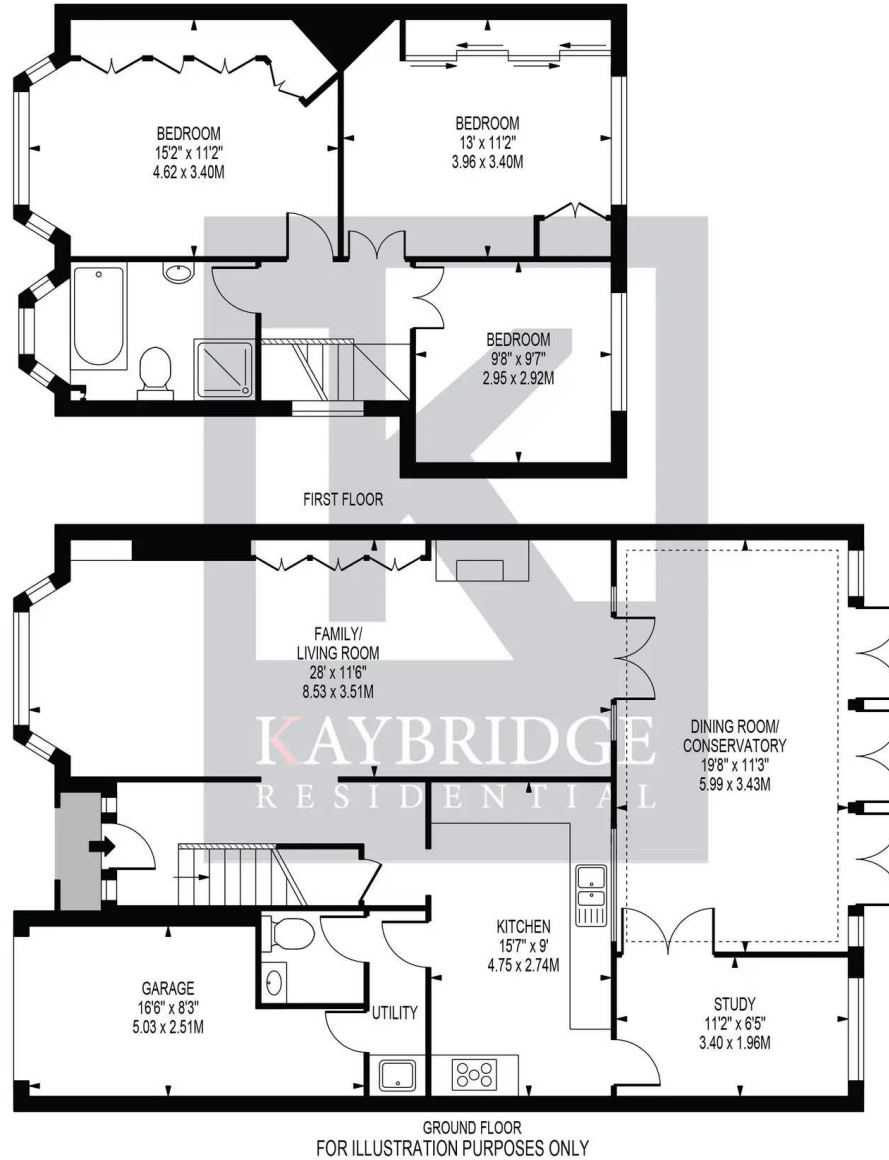


# AMBERLEY GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1570 SQ FT - 145.86 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 113 SQ FT - 10.50 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.



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