



KAYBRIDGE  
RESIDENTIAL



Swallow House, Merchant Close

In Excess of £350,000

Epsom



## Swallow House, Merchant Close, Epsom

- Two double bedrooms
- Ensuite
- Immaculately presented
- Sought-after private development
- Allocated parking
- Close to amenities and schools
- Easily accessible transport links
- Double doors and Juliet balcony
- Communal gardens

This stunning two-bedroom property is the epitome of luxury living. Immaculately presented, it boasts a spacious and modern interior that is sure to impress even the most discerning of buyers. The apartment is situated in a sought-after private development, offering peace and tranquillity.

Inside, the property features two generously sized double bedrooms, perfect for growing families or those who require a guest room or home office. The master bedroom benefits from an ensuite bathroom, providing both comfort and convenience. The open-plan living area is flooded with natural light, creating a bright and airy atmosphere throughout. The stylish kitchen is equipped with high-end appliances and ample storage space, making meal preparation a breeze. The living room opens up to a Juliet balcony through double doors, adding a touch of elegance and providing the perfect spot to enjoy a morning coffee or evening glass of wine.

One of the standout features of this property is the delightful communal gardens, which provide a serene escape from the hustle and bustle of city life.







## Swallow House, Merchant Close, Epsom

Residents can relax and unwind in the well-maintained outdoor space, perfect for enjoying afternoon picnics or socialising with neighbours. Furthermore, the development benefits from allocated parking, ensuring that residents always have a secure spot for their vehicles.

Situated in a prime location, this property is conveniently close to a range of amenities and schools, making it an ideal choice for families. Additionally, the easily accessible transport links allow for convenient commuting to nearby towns and cities. Whether it's shopping, dining, or exploring the local area, everything is within easy reach.

Overall, this property offers the perfect blend of style, comfort, and convenience. With its immaculate presentation, sought-after location, and stunning outdoor space, it presents an excellent opportunity for those looking for a home that truly stands out from the rest. Don't miss your chance to make this fabulous property your own. Schedule a viewing today.

**Council Tax band: D**

**Tenure: Leasehold**

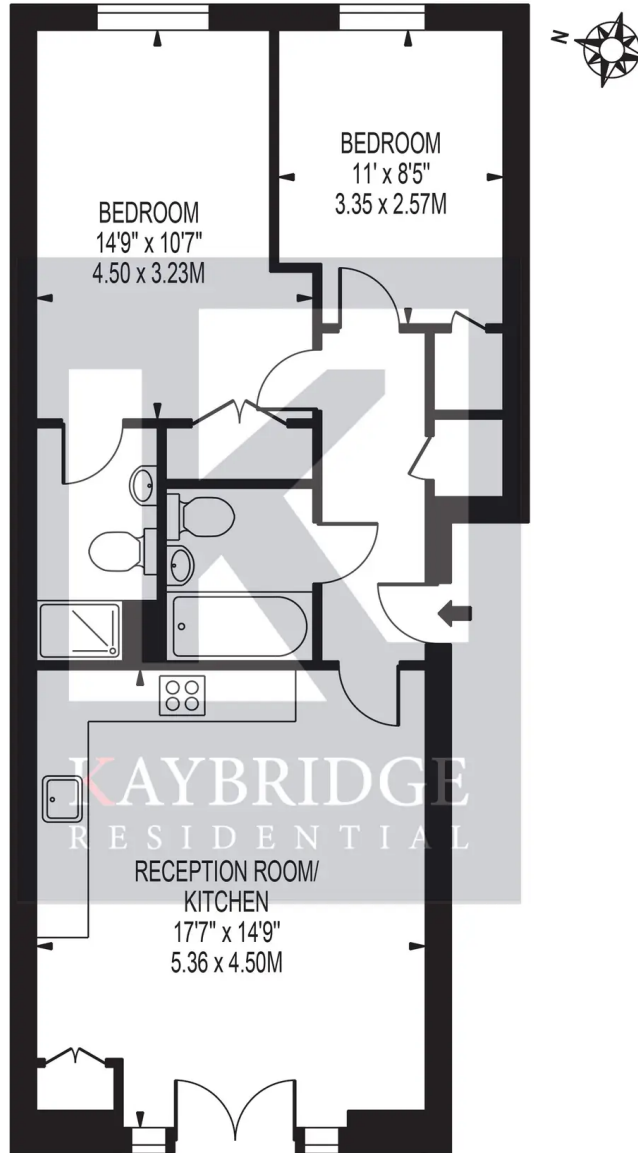






# SWALLOW HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 663 SQ FT - 61.63 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 Epsom

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)