



**22 Windmill Close, Epsom**  
Epsom

Guide Price **£1,200,000**



## 22 Windmill Close

Epsom, Epsom

Stunningly extended detached family home in Wallace Fields, Epsom on generous plot. Close to schools & Alexandra Park. Perfect for families. Stylish interior, spacious living areas, sunny garden terrace, versatile guest suite. Potential for further expansion. Endless possibilities for customisation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

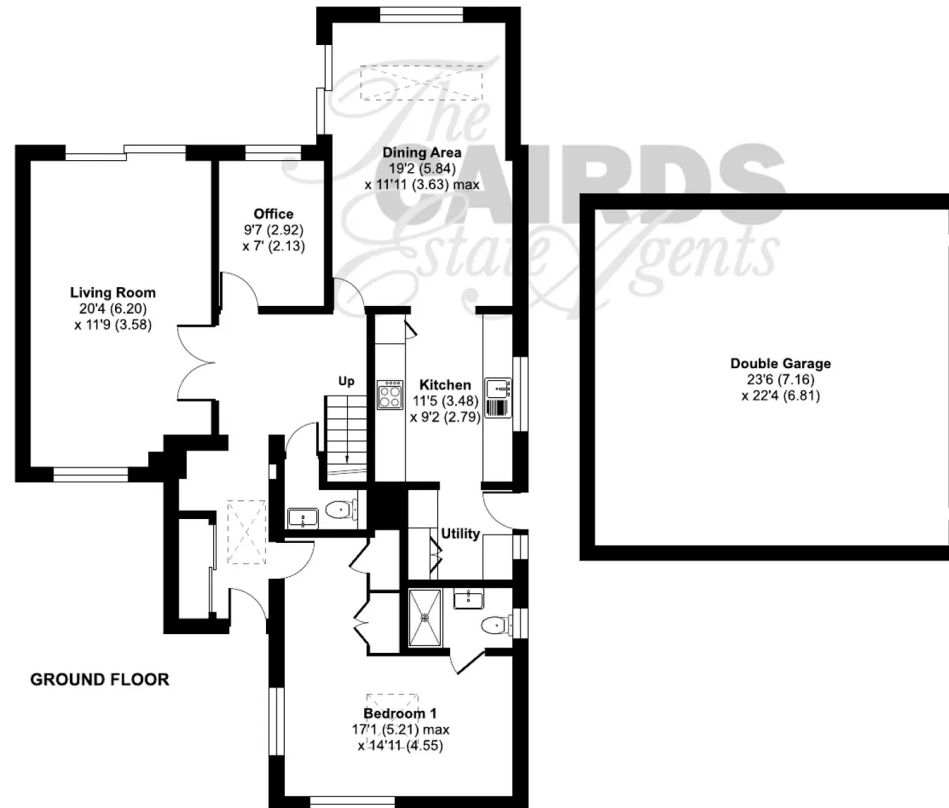
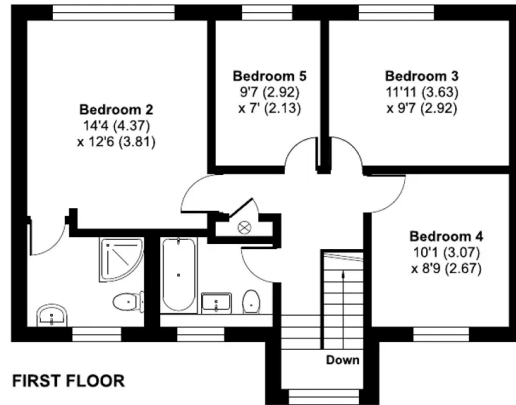
- Detached House
- Five Bedrooms
- Two Bedrooms with Ensuites
- Three bathrooms
- Stunning Kitchen/Breakfast Room/Reception Room
- Utility Space and Downstairs WC
- Detached Double Garage and Parking
- Private Corner Plot
- Southerly Garden
- Wallace Fields Location



# Windmill Close, Epsom, KT17

Approximate Area = 1832 sq ft / 170.1 sq  
Garage = 525 sq ft / 48.7 sq m  
Total = 2357 sq ft / 218.8 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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