



Kingston Road, Epsom

Epsom

Guide Price £650,000

# Kingston Road

## Epsom

- Semi-detached
- Three/Four bedroom family home
- Cleverley extended
- Finished to a high standard
- Off-street parking and garage
- Close proximity to good schools and mainline station
- Open-plan kitchen/diner with family room
- Utility room and downstairs W.C

\*\*\*GUIDE PRICE £650,000 - £675,000\*\*\*

This impeccably designed three/four bedroom family home boasts a clever extension, providing ample space for modern family living. Finished to the highest standard, this property features off-street parking along with a garage for convenient storage. Situated within close proximity to esteemed schools and a mainline station, commuting and educational needs are easily met. The open-plan kitchen/diner seamlessly flows into a spacious family room, creating a hub for social gatherings. A utility room and downstairs W.C add to the practicality of this home, while an office/study offers a dedicated space for remote work or study. The modern kitchen is a chef's dream, equipped with top-of-the-line appliances, while a separate living room provides a cosy retreat for relaxation.





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Outside, this property offers a delightful escape from the hustle and bustle of daily life. The private garden is perfect for enjoying outdoor meals or hosting summer barbeques. Don't miss the opportunity to make this remarkable property your new home and enjoy the best of indoor-outdoor living.

Council Tax band: F

Tenure: Freehold

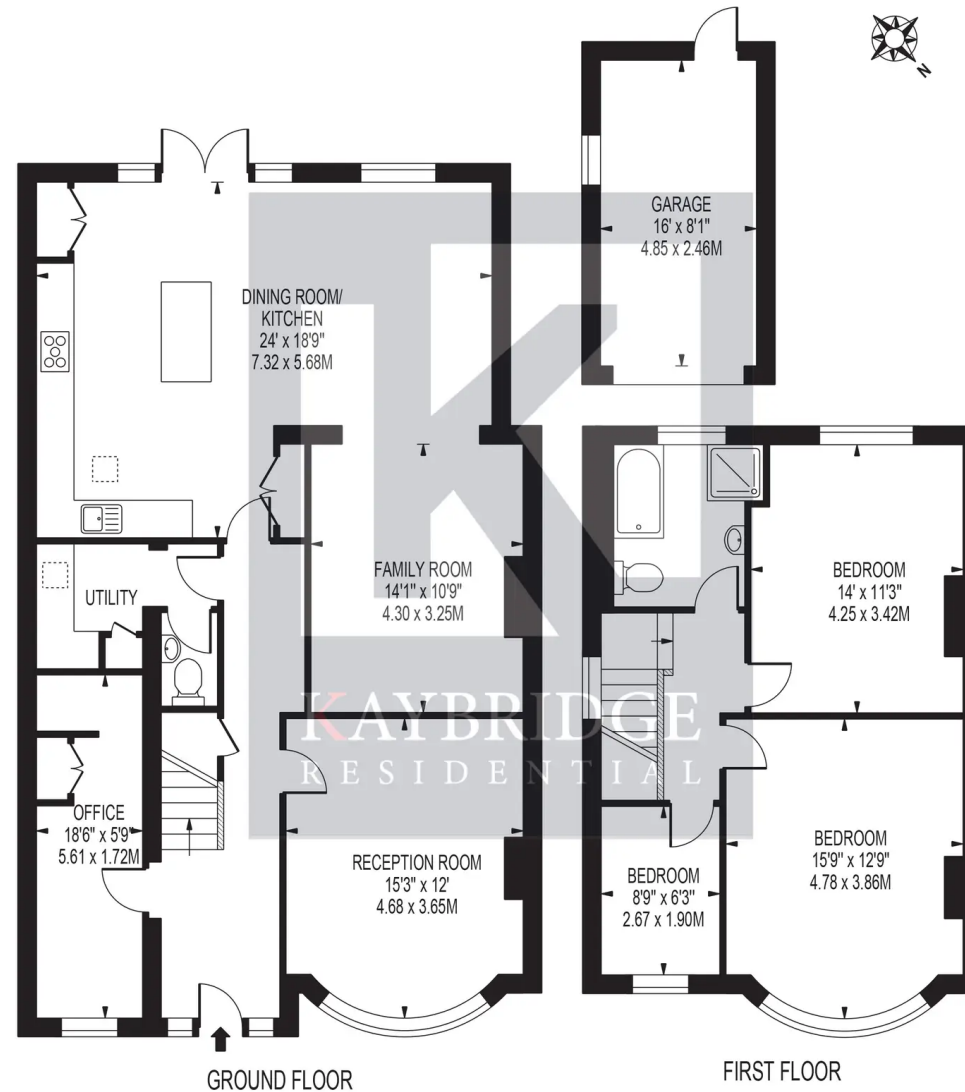




# KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1629 SQ FT - 151.35 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 79 SQ FT - 7.31 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.  
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## 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/)