



FOR SALE
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16 Kestrel Close, Epsom
Epsom

Guide Price **£650,000**



16 Kestrel Close

Epsom, Epsom

Superbly appointed 3-bed link detached family home in sought-after Manor Park. Through reception/dining area, well-equipped kitchen, converted garage, ensuite principal bedroom, garden with patio and deck. Family-friendly neighbourhood near playground and school. Book a viewing now!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bed Detached
- Perfect Family Home
- Principal Bedroom Ensuite
- Move-in Condition
- Good Sized Garden & Deck
- Converted Garage to Utility & Store
- Through Reception / Dining
- Off Street Carpark
- Manor Park



Presenting a superbly appointed three-bedroom link detached residence in the sought-after Manor Park. This perfect family home has been refreshed by the current owner and in good order to move-in and has an abundance of desirable features. The property offers a through reception/dining area with sunlight streaming in from both aspects. The kitchen is of good size with ample cabinetry and built-in appliances. The garage has been thoughtfully converted into a fantastic utility room with access to the garden, this would make a wonderful playroom for the children or a home office. Upstairs the principal bedroom includes an ensuite shower for added convenience and privacy, as well as built-in wardrobes. A family bathroom is shared by the two other bedrooms.

Step outside to discover a good-sized garden including a stone patio and back deck, perfect for outdoor relaxation and al fresco dining.

Manor Park is a quiet family friendly neighbourhood in Epsom with a playground close by and within a mile of Southfields Primary. Don't miss out on the chance to make this property yours - schedule a viewing today!



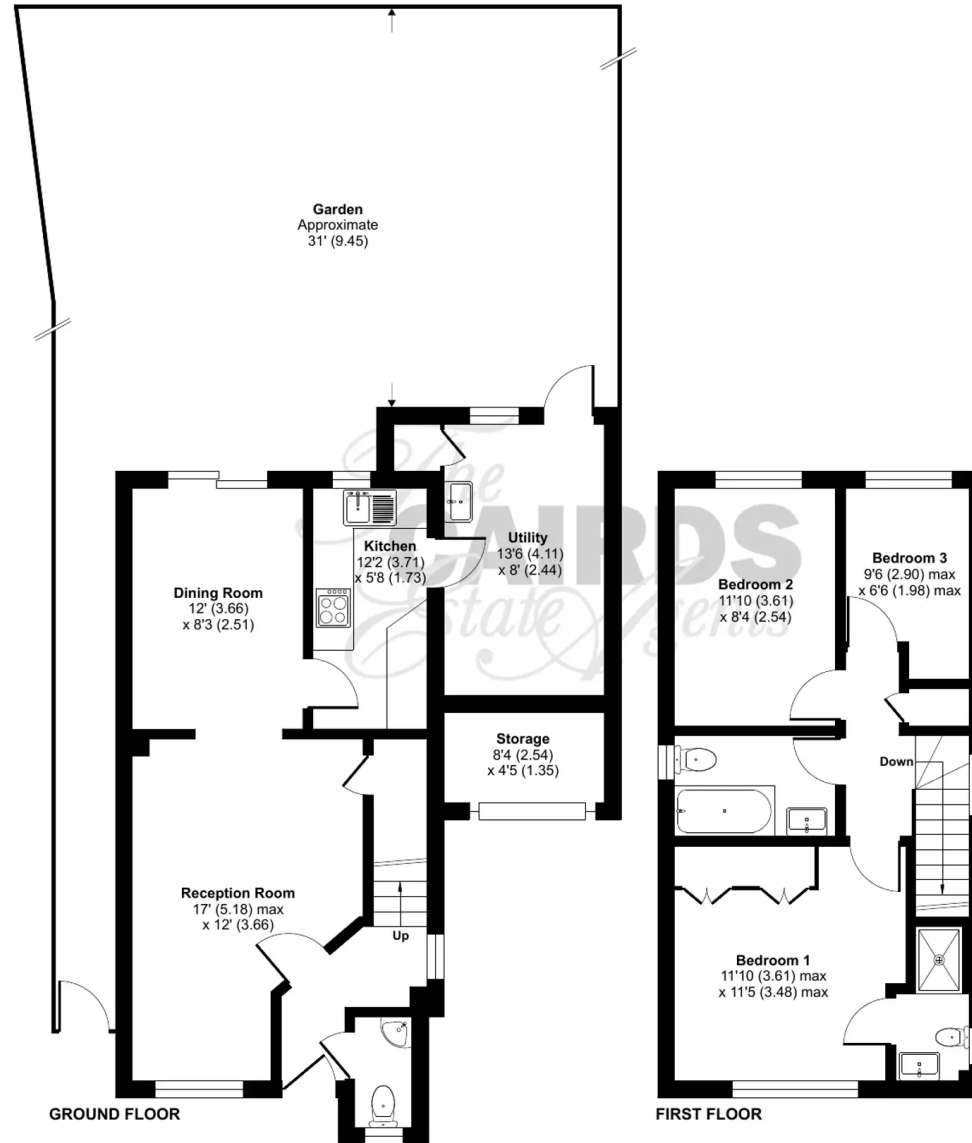
Kestrel Close, Epsom, KT19

Approximate Area = 994 sq ft / 92.3 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1030 sq ft / 95.6 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). © nlcocom 2024. Produced for Cairds. REF: 1115783





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