



**30 Lansdowne Road, Epsom**  
Epsom

Guide Price **£695,000**



## 30 Lansdowne Road

Epsom, Epsom

Immaculate 3-bed detached house in family-friendly neighbourhood. Spacious layout with living/dining area, study room, bright kitchen, 3 bedrooms, modern bathroom. 120ft south-facing garden, shed, patio. Close to schools, parks, and train station. A perfect family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

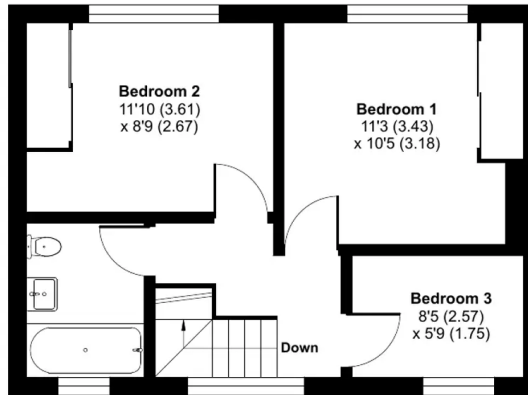
- Detached Family Home
- Three Beds - Two Doubles
- Combined Living & Dining
- Large Kitchen & Breakfast Area
- In Superb Order
- Bonus Study Room
- 120ft South Facing Garden, Shed, Large Patio
- Family-Friendly Neighbourhood
- Off-Street Parking
- Close To Popular Danetree Primary



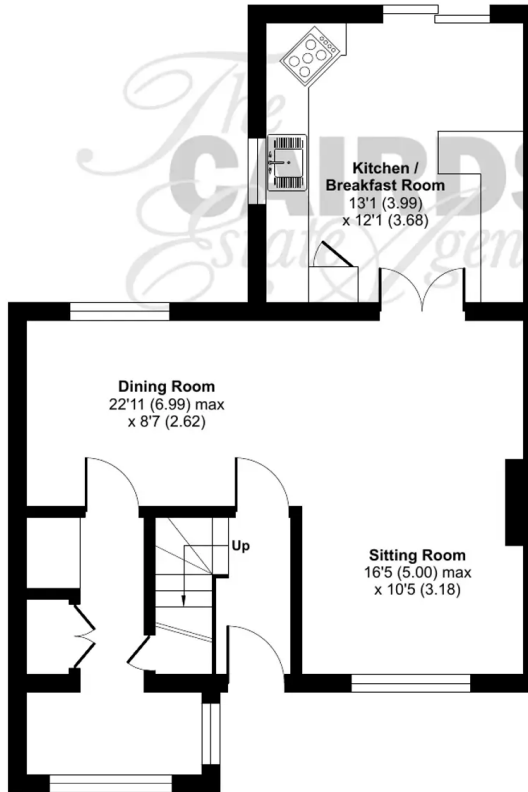
# Lansdowne Road, Epsom, KT19

Approximate Area = 968 sq ft / 89.9 sq

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Cairds. REF: 1129882





## Cairds The Estate Agents

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