



Kestrel Close

Epsom

Guide Price **£650,000 – £700,000**

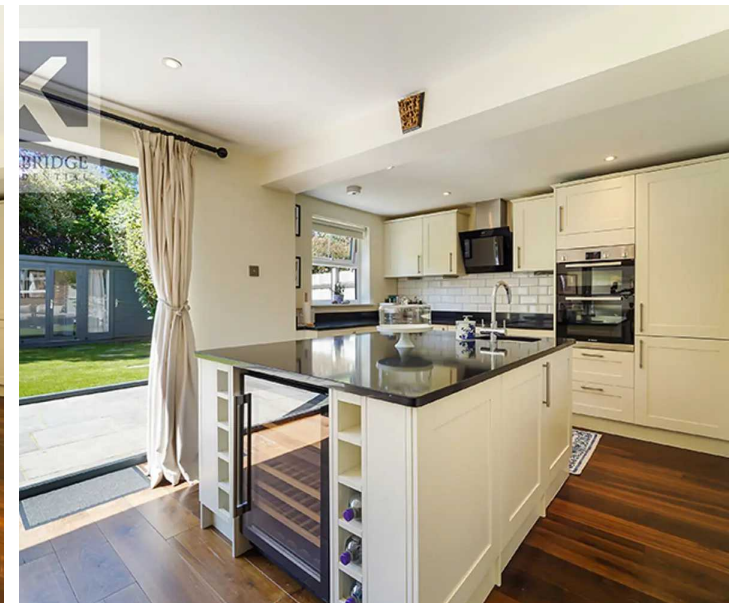
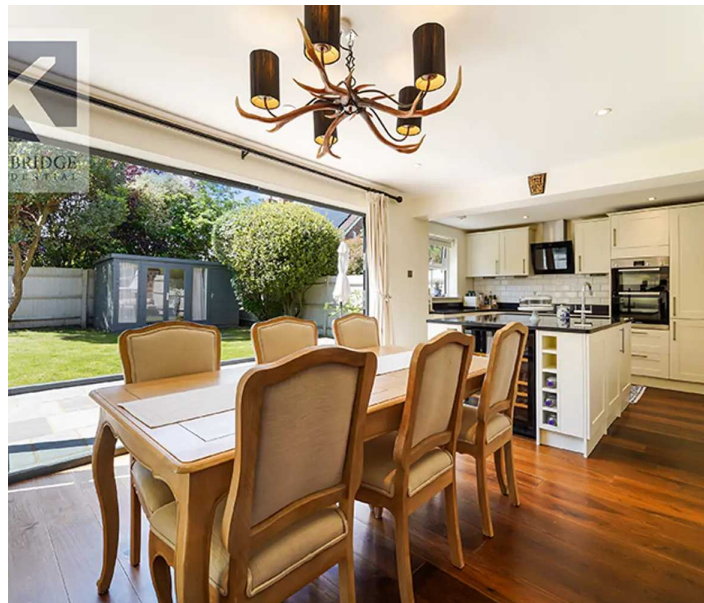
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Epsom

- Linked-detached family home
- Sought after Manor Park cul-de-sac location
- Three bedrooms
- Ensuite and downstairs W.C
- Close proximity to highly regarded schools
- Extended
- Landscaped garden with out-house/studio
- Modern open-plan kitchen/diner with bi-fold doors
- Immaculately presented throughout

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Nestled in the sought-after cul-de-sac of Manor Park, this stunning 3-bedroom linked-detached family home presents itself as a perfect blend of modern comfort and traditional charm. Boasting an extended layout, this immaculately presented residence offers spacious accommodation across three well-appointed bedrooms, including an ensuite in the principle bedroom and a convenient downstairs W.C. The property features a modern open-plan kitchen/diner, complete with bi-fold doors that seamlessly connect the indoor living spaces with the landscaped garden, providing a perfect setting for both relaxing and entertaining. Situated in close proximity to highly regarded schools, this home is ideal for families looking to settle in a desirable neighbourhood with a strong sense of community.





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Step outside into the beautifully landscaped garden, where a well-maintained outdoor space awaits, perfect for enjoying the sunny days ahead. The garden also features an out-house/studio that offers the flexibility to be used as a home office, gym, or additional storage space, catering to the diverse needs of the modern homeowner. Whether it's hosting summer barbeques, unwinding after a long day, or simply enjoying some fresh air, the outdoor area provides a private retreat in which to relax and rejuvenate. With its convenient location, off-street parking, contemporary features, and practical layout, this property offers an exceptional opportunity to acquire a stylish and comfortable family home in a desirable setting. Don't miss the chance to make this exceptional property your own and start creating lasting memories in this inviting and welcoming abode.

Council Tax band: E

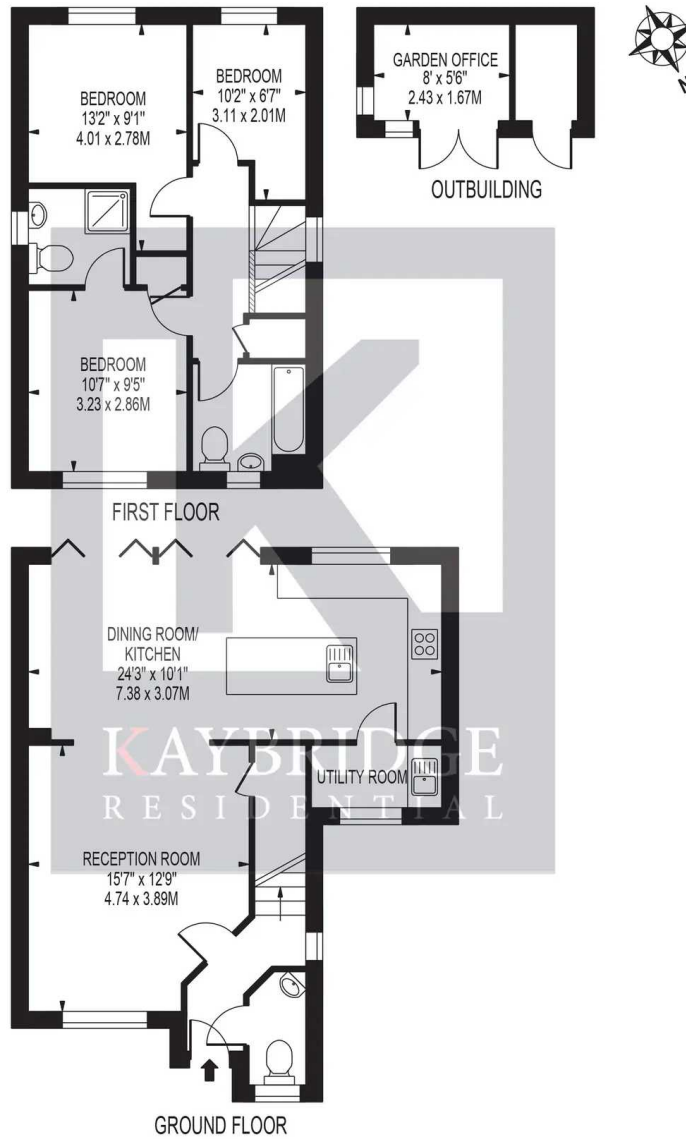
Tenure: Freehold



KESTREL CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 969 SQ FT - 90.02 SQ M
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 66 SQ FT - 6.10 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.



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