



**13a Castle View, Epsom**  
Epsom

Guide Price **£750,000**



## 13a Castle View

Epsom, Epsom

Attractive 4-bed detached house on Epsom Common's edge. Ample living space, ripe for renovation. Dual-aspect living room, modern kitchen, 4 beds, 2 baths. Garage, private garden. Peaceful location, close to amenities and schools. Ideal family home for discerning buyer. Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached House
- Four Bedrooms
- Dual Aspect Living Room
- Open Plan Dining Room
- Modern Kitchen
- Single Garage
- Edge of Epsom Common
- Quiet Sought-After Neighbourhood
- Private Front & Rear Garden
- Shared Driveway, Private Garage



Nestled on the edge of Epsom Common in a quiet and sought-after neighbourhood, this attractive 4-bedroom detached house offers a tranquil retreat from the hustle and bustle of every-day life. This property boasts ample living space and would benefit from some internal renovation to open up rooms and take advantage of its footprint. The property currently comprises a dual-aspect living room, open-plan dining room, with an attached modern kitchen ideal for both relaxing and entertaining. Upstairs features four generously sized bedrooms and two bathrooms, providing comfort and convenience for the whole family.

A single garage is attached to the rear of the property and is accessible via a shared driveway with No.13a. Enjoy the benefits of a private front and rear garden, perfect for outdoor relaxation and activities.

The property's location offers the best of both worlds - a peaceful residential setting within the popular Stamford Green Conservation Area, combined with easy access to local amenities and transport links. Reputable local schools such as Stamford Green Primary and Rosebery School for Girls are also nearby.

With its desirable features and enviable location, this property presents a unique opportunity for a discerning buyer seeking a comfortable and stylish home.

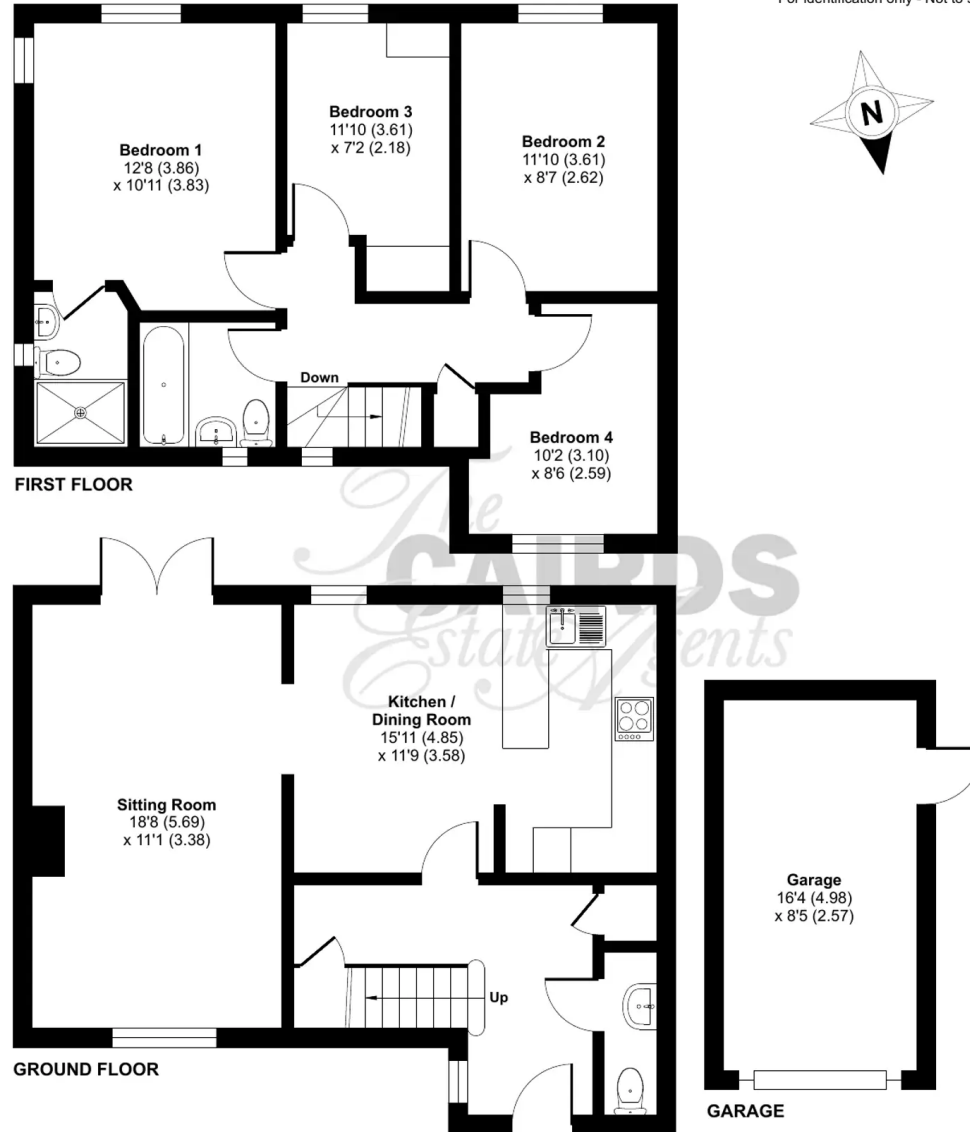
# Castle View, Epsom, KT18

Approximate Area = 1090 sq ft / 101.2 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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