



4 Lynwood Road, Epsom
Epsom

In Excess of **£850,000**



4 Lynwood Road

Epsom, Epsom

Delightful 3 / 4 bed semi-detached house in Epsom with spacious rooms, feature fireplaces, large kitchen, 100ft garden with patio, fruit trees, home office and summerhouse. Garage, parking for 3 cars. Close to amenities and schools. Offered with no onward chain. Viewing recommended! Call Cairds.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Spacious Semi-Detached Home
- Three / Four Bedrooms
- Two Large Receptions
- Sought-After Residential Road
- Large Kitchen w/ Two Walk-In Larders
- Downstairs Cloakroom
- 100 Foot Garden w/ Patio & Summerhouse
- Garage & Off Street Parking
- No Chain
- 10 Mins Walk to Epsom, Station & Doctors



Cairds is pleased to present to market this delightful 4-bedroom semi-detached house located on a desirable residential road in Epsom College area.

Offered with No Onward Chain, this spacious home boasts an entrance hallway with cloakroom and understairs storage leading to two generously sized reception rooms with feature fireplaces, the rear reception with patio doors giving direct access to the garden, and a large bright kitchen with ample space for a breakfast table and the benefit of two walk-in larders.

The upstairs offers spacious accommodation for a growing family or those seeking extra space, with three double bedrooms built into the window bays all with storage. The front bedroom is currently divided into two small children's rooms but could easily be returned to its original state, there is also a family bathroom and a separate WC.

Further enhancing the appeal of this property is the 100-foot long garden providing a tranquil retreat for relaxation and entertaining, complete with a raised patio area, numerous fruit trees and flowerbeds, shed and a summerhouse divided into 2 rooms which would be perfect for a home office and a summerhouse.

The property comes with a detached garage and off-street parking for 2 or 3 cars, and it is conveniently situated just a 10-minute walk from Epsom town centre, the train station and doctor's surgery and within the catchment of Rosebery Girls and St Martins schools.

Offered with no onward chain, this property is sure to attract significant interest from discerning buyers looking for a long term family home and in our opinion merits an immediate viewing.

Call Cairds today!

Lynwood Road, Epsom, KT17

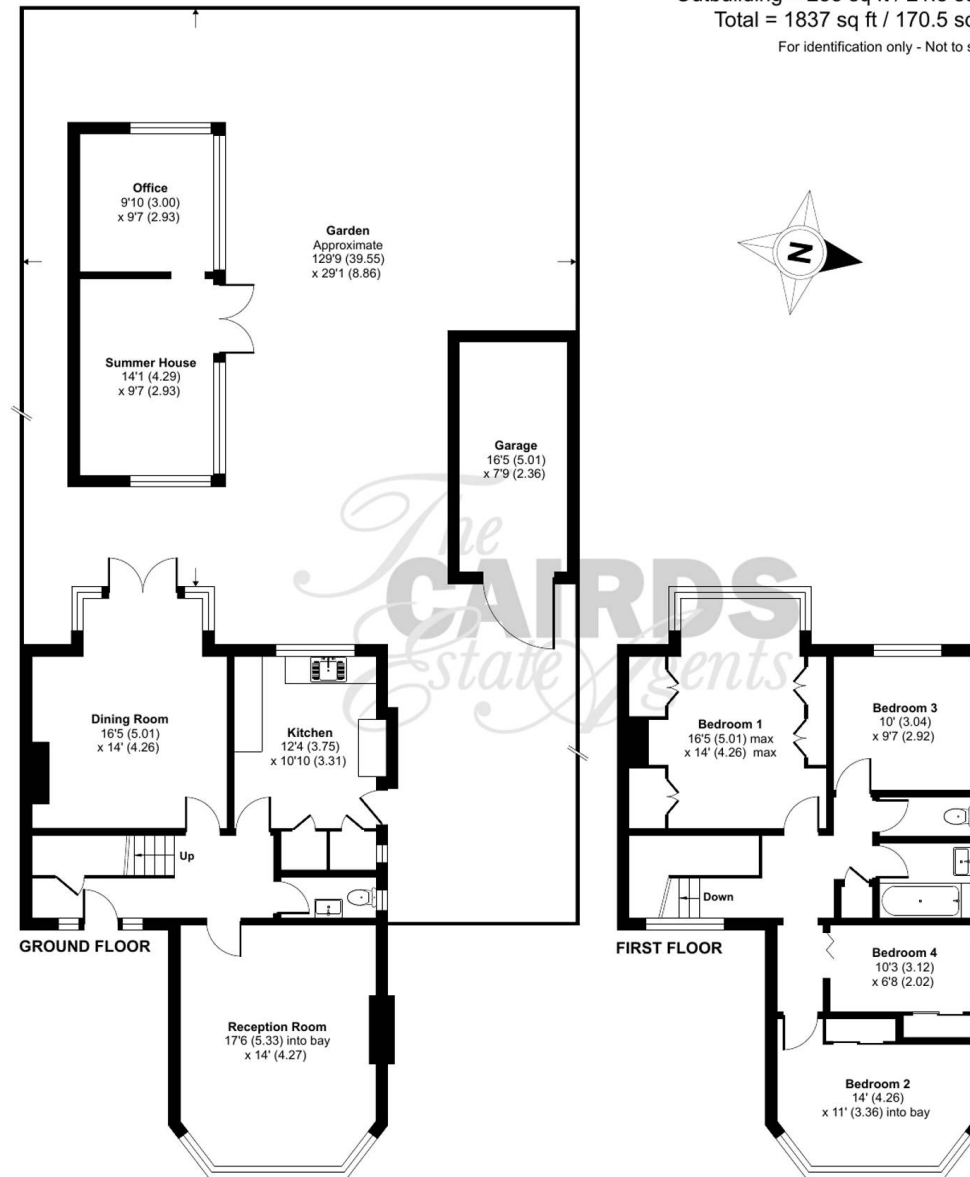
Approximate Area = 1475 sq ft / 137 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuilding = 235 sq ft / 21.8 sq m

Total = 1837 sq ft / 170.5 sq m

For identification only - Not to scale







Cairds The Estate Agents

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