



Burgh Heath Road, Epsom

Guide Price £1,750,000





## Burgh Heath Road

Epsom

Impressive 5/6 bed detached Edwardian property near Epsom centre. Modern comforts with period charm. Country-style kitchen, exposed wooden floors, and elegant staircase. Au pair suite. Large private garden, garage, and parking. Tranquil yet convenient location with schools nearby. Ideal family home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Edwardian Country House in Town
- Stylish Reception Rooms
- Country Style Kitchen/Dining area
- Four Sizeable Bedrooms
- Bedroom 5 & 6/Au Pair Suite with Bathroom
- Elegant Period Staircase & Features Throughout
- Large Private Mature South Westerly Facing Sunny Garden
- Garage and Large Gravelled Parking Area for Multiple Cars
- "Crane" Garden Studio/Summer House
- Edge of Town Location and Good Choice of Schools



# Burgh Heath Road, Epsom, KT17

Approximate Area = 2496 sq ft / 231.8 sq (excludes garden storage)

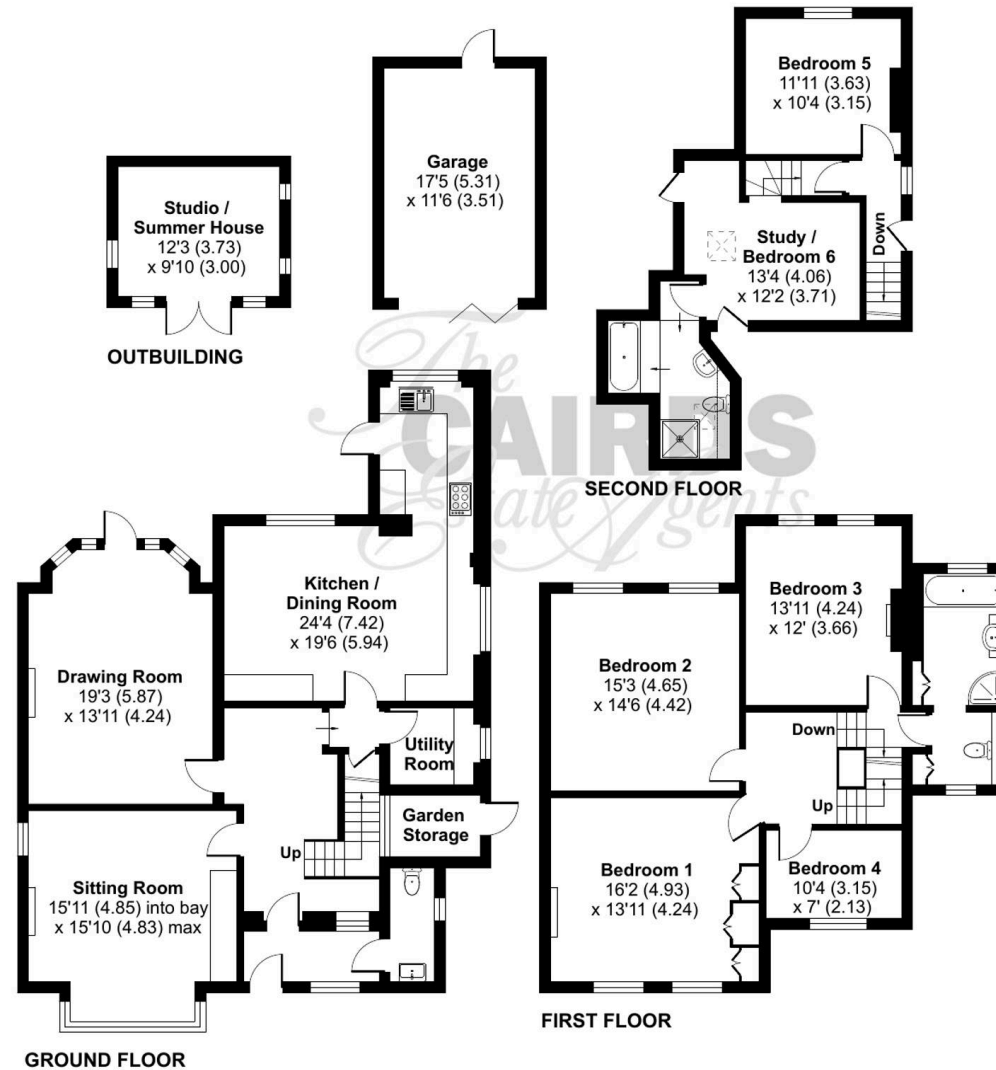
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 201 sq ft / 18.6 sq m

Outbuilding = 121 sq ft / 11.2 sq m

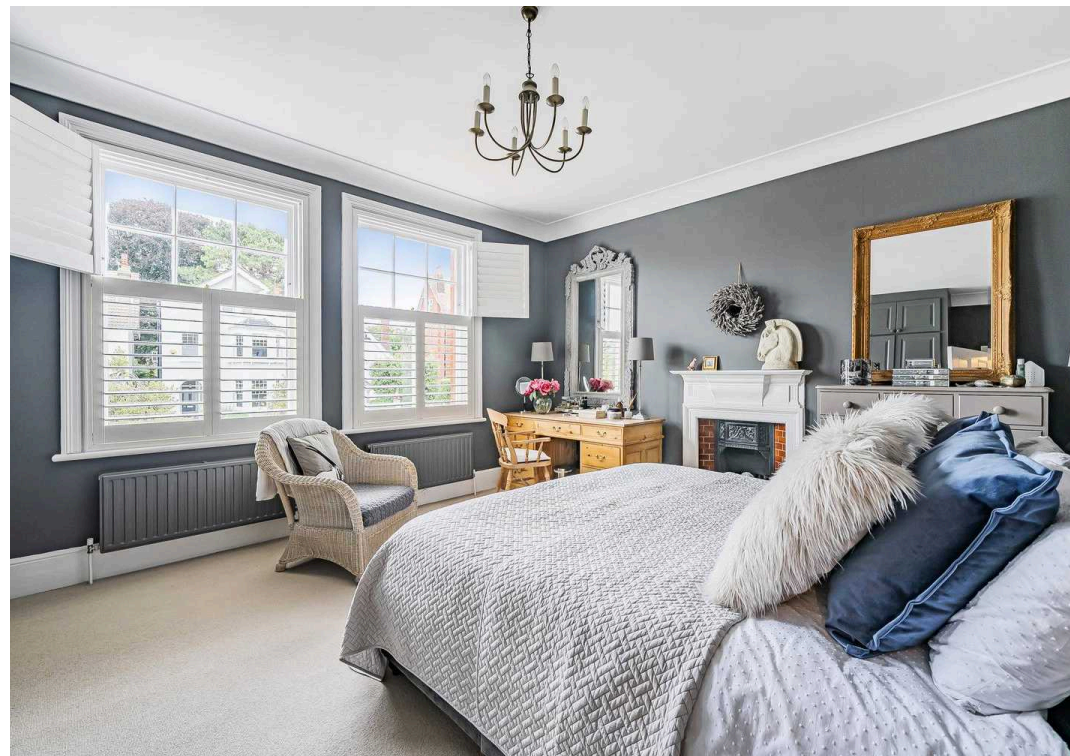
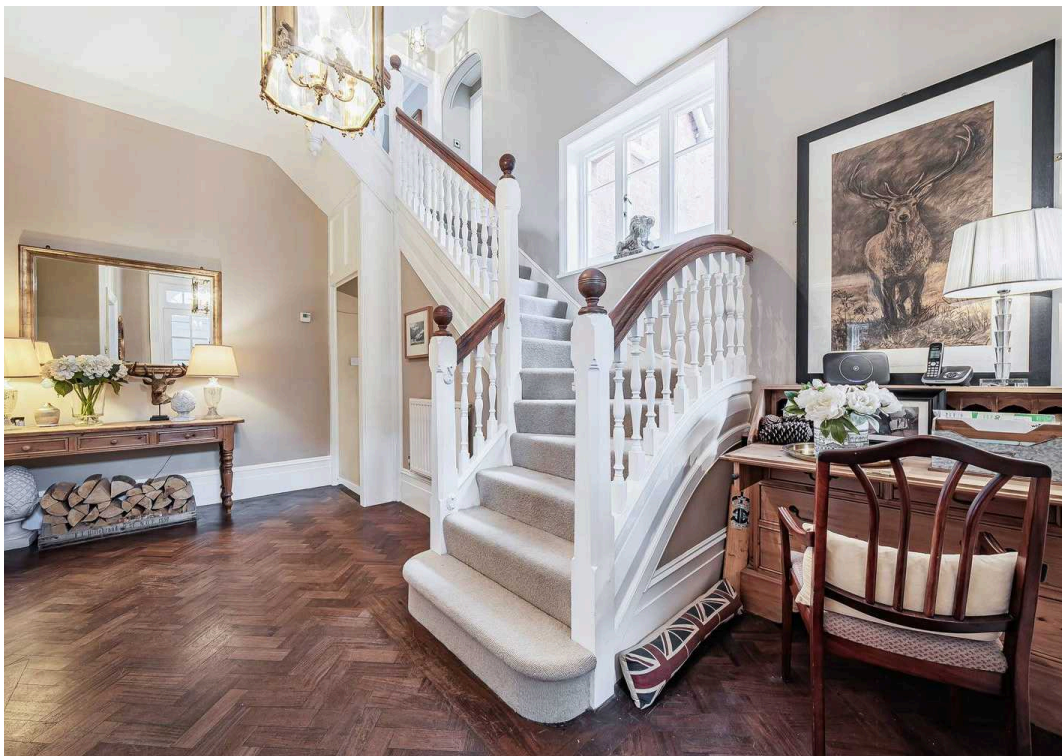
Total = 2824 sq ft / 262.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Cairds. REF: 1179984









## Cairds The Estate Agents

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