



KAYBRID
RESIDENT



Melton Fields

Epsom

Guide Price £425,000 - £450,000



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Epsom

- Two double bedroom home
- Parking
- Potential to extend (STPP)
- Modern kitchen
- Close proximity to good schools and Ewell West mainline station
- Well presented throughout
- Easy to maintain garden with decking area
- Quiet cul-de-sac location
- Short walk to Horton Country Park

Kaybridge Residential are proud to present this well-presented two-bedroom terraced house, situated in a quiet cul-de-sac, offering a perfect blend of comfort and convenience. Boasting a modern kitchen and ample living space, this property is ideal for a couple or small family seeking a cosy home. The property comprises two double bedrooms and benefits from parking facilities, making daily commutes hassle-free. With the potential to extend, subject to obtaining planning permission, this home offers scope for further customisation to meet your specific needs.

Perfectly located close to reputable schools and Ewell West mainline station, this residence provides easy access to essential amenities and excellent transport links. Additionally, the property features a low-maintenance garden with a charming decking area, perfect for outdoor relaxation. A short stroll will take you to Horton Country Park, offering a tranquil escape from city life. Overall, this property presents a wonderful opportunity to acquire a comfortable and inviting home in a desirable location.

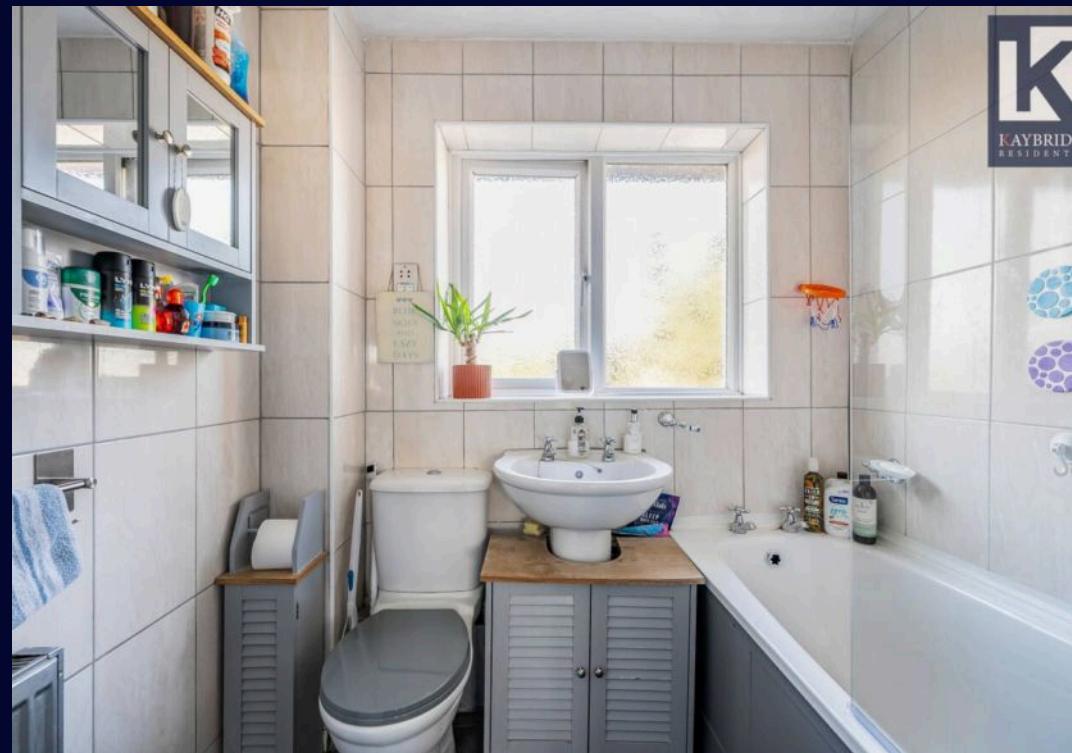
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Melton Fields, Epsom, KT19

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.
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