



KAYBRIDGE
RESIDENTIAL

Stoneleigh Park Road, Epsom

Epsom

Guide Price £775,000



Stoneleigh Park Road

Epsom, Epsom

- Chain Free
- Four/Five Bedroom
- Semi-Detached
- Close to Station
- Close to Amenities
- Extended Rear and Loft
- Modern Finish Throughout
- Driveway

Guide price £775,000 to £800,000

Kaybridge is proud to present his impressive Four/five bedroom semi-detached house is offered to the market chain free and presents an excellent opportunity for families seeking a spacious and modern home in a highly convenient location with catchment area of Ofsted outstanding and good schools. Thoughtfully extended to the rear and into the loft, the property boasts a versatile layout with four or five well-proportioned bedrooms, ensuring ample space for family living, guests, or home working. The interiors have been finished to a contemporary standard throughout, featuring a sleek modern kitchen, stylish bathrooms, and neutral décor that creates a bright and welcoming atmosphere. The generous living and dining areas provide flexibility for both relaxation and entertaining, while large windows ensure plenty of natural light. Practical benefits include a driveway for off-street parking. Ideally situated close to the station and a wide range of local amenities (including shops, schools, and cafes), this property offers excellent transport links and every-day convenience.



With its combination of space, style, and location, this home is ready to move into and is sure to appeal to discerning buyers seeking quality and flexibility. Early viewing is recommended to appreciate all that this outstanding property has to offer.

Council Tax band: TBD

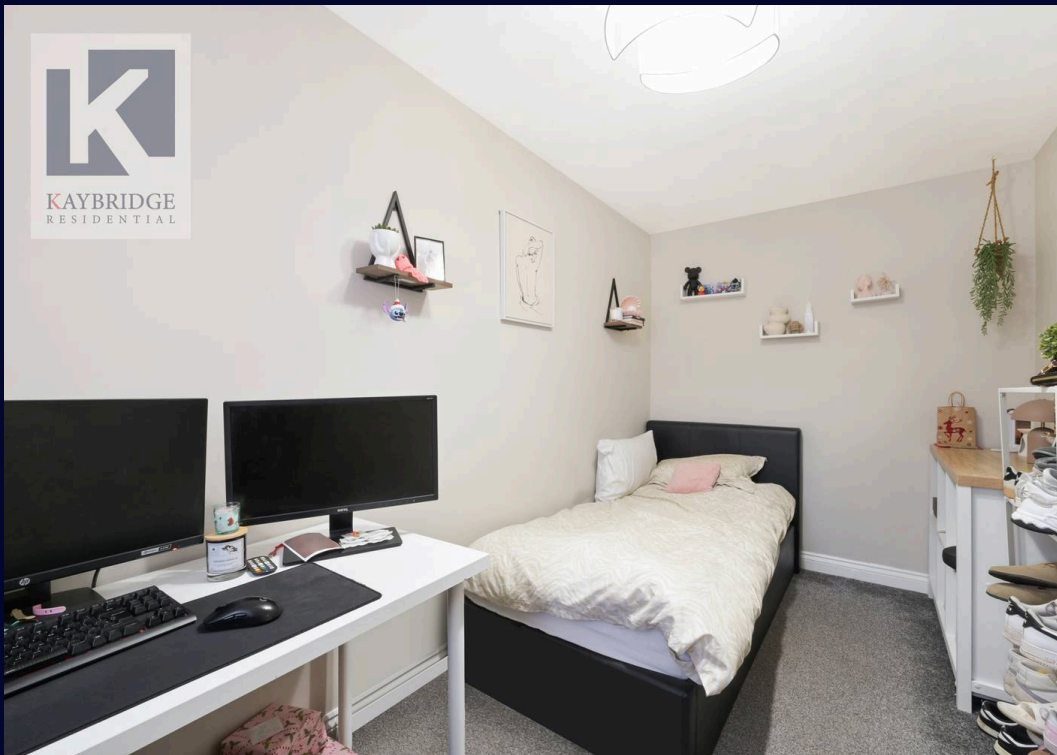
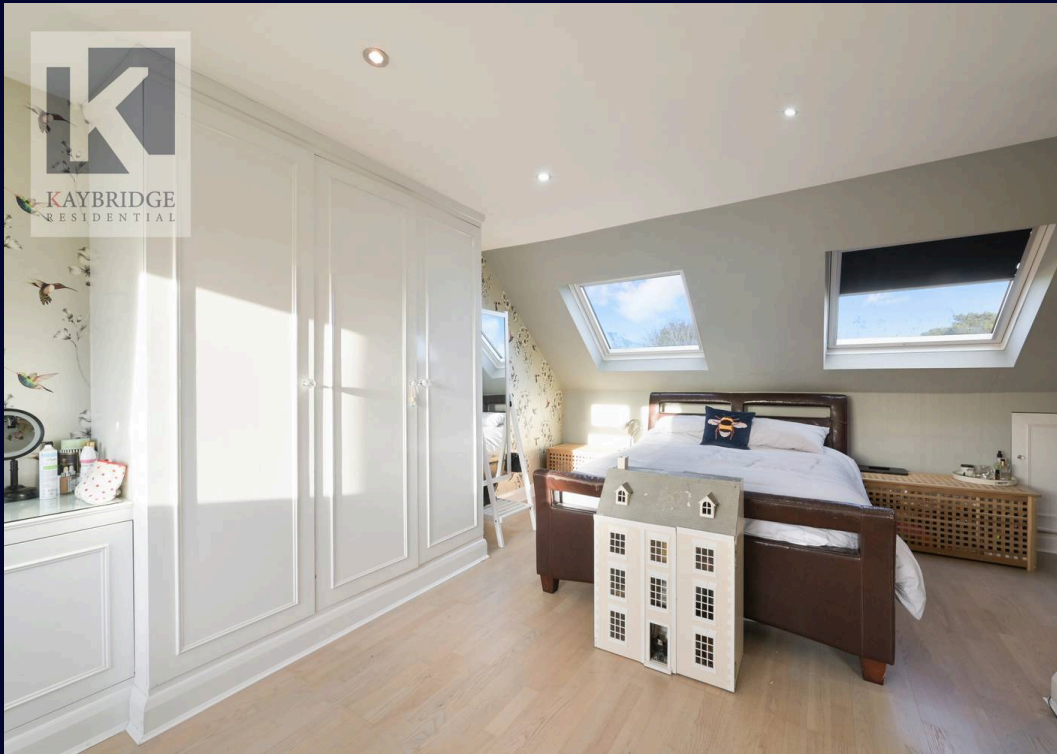
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Discover Epsom – A Desirable Surrey Town Epsom is a historic and highly sought-after market town in Surrey, offering an ideal balance of countryside charm and modern convenience. Just 15 miles from London, it's a top choice for families and professionals who want green space without compromising on connectivity. Epsom station provides direct trains to London Waterloo, Victoria, and London Bridge in under 40 minutes, while major roads like the A3 and M25 are easily accessible. The town is best known for the world-famous Epsom Derby and is surrounded by beautiful open spaces including Epsom Downs, Horton Country Park, and Nonsuch Park. These green areas are perfect for walking, cycling, and enjoying the outdoors. Epsom's vibrant town centre offers a variety of shops, cafés, pubs, and restaurants, plus the Ashley Centre for retail and the Epsom Playhouse for entertainment. Weekly markets and local events add to its strong community feel. Families are especially drawn to Epsom for its excellent schools, such as Rosebery, Glyn, and the prestigious Epsom College. Housing in the area ranges from charming period homes and Edwardian villas to modern apartments and family houses, with popular areas including Woodcote, College Area, and nearby Ewell Village. With its mix of heritage, greenery, excellent amenities, and great schools, Epsom continues to be one of Surrey's most desirable places to live.





STONELEIGH PARK ROAD

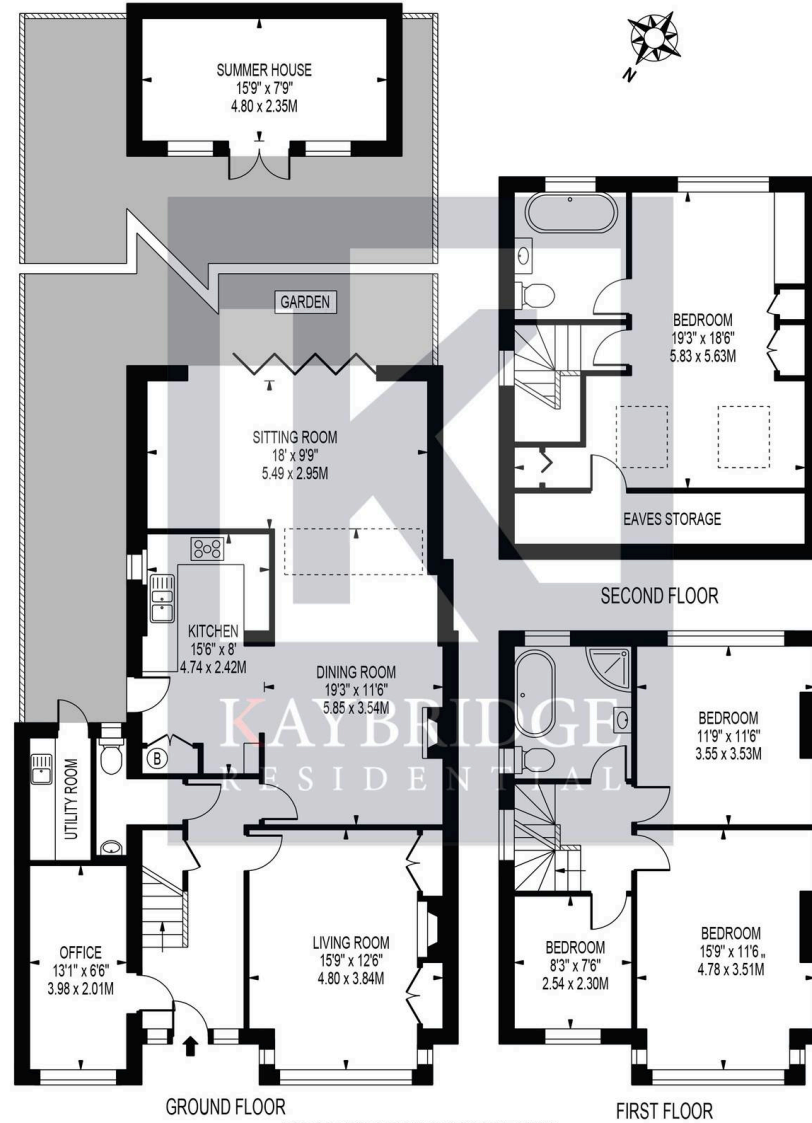
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1852 SQ FT - 172.02 SQ M

(INCLUDING EAVES STORAGE, EXCLUDING SUMMER HOUSE & UTILITY ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 61 SQ FT - 5.70 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 121 SQ FT - 11.28 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF UTILITY ROOM: 34 SQ FT - 3.15 SQ M



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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