



Anderson Close, Epsom

Epsom

£950,000

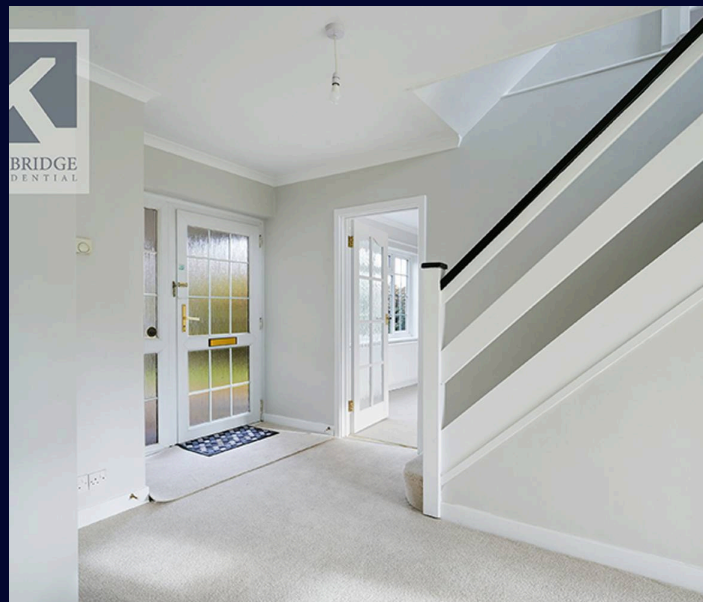


Anderson Close

Epsom, Epsom

- Four-double bedroom family home
- Nestled within a Cul-De-Sac in the sought-after Chase Estate area
- Moments away from the outstanding Stamford Green Primary School
- South facing secluded garden
- Newly re-carpeted/decorated and new boiler
- Short walk to Epsom town centre, mainline station
- Off-street parking and double garage
- Flexible accommodation with potential to extend (STPP)

This impressive four-double bedroom detached family home is ideally situated within a peaceful cul-de-sac in the highly desirable Chase Estate area. Perfectly positioned for families, the property is just moments away from the outstanding Stamford Green Primary School, offering convenient access to excellent educational facilities.



Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the spacious and flexible accommodation found throughout the house. The property has been newly re-carpeted and decorated, creating a fresh and modern feel that will appeal to a wide range of buyers. The generous living room provides a comfortable space for relaxing or entertaining, while the separate dining room is perfect for formal gatherings or family meals.

The kitchen is designed with functionality in mind, featuring ample storage, workspace and a new boiler. Adjacent to the kitchen is a useful utility area, adding to the practicality of the layout. To add to the practicality of this home, there is a downstairs W.C.

Upstairs, the property boasts four double bedrooms, each with fitted wardrobes, offering plenty of room for furnishings and storage.

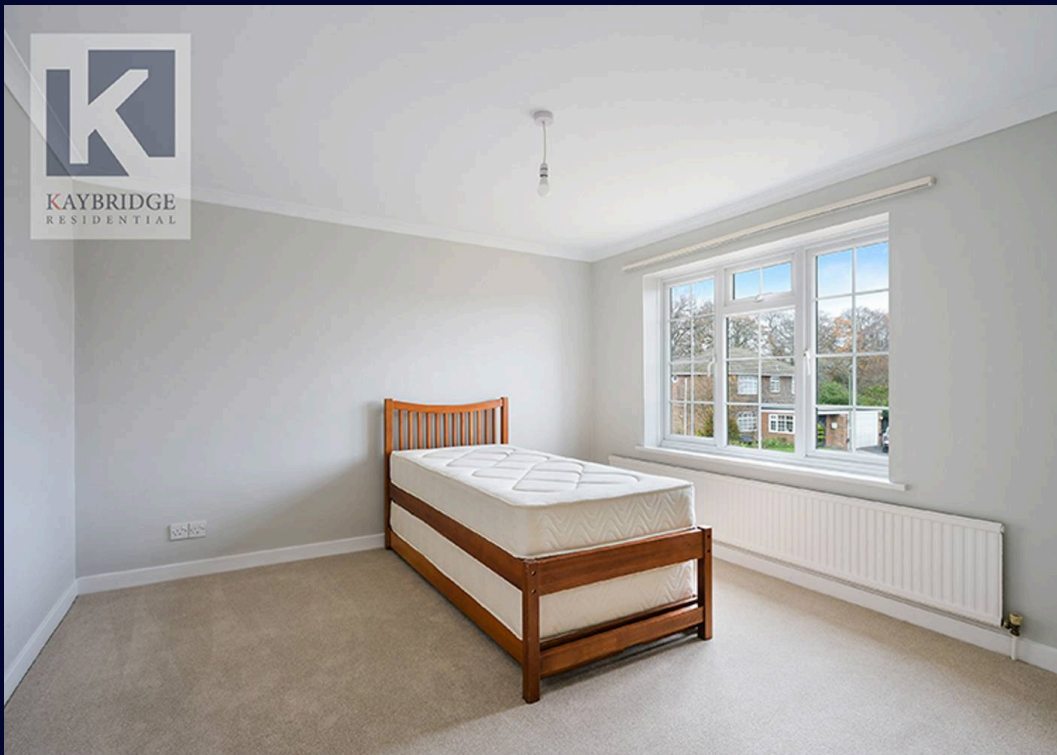
Additional features include off-street parking and an integrated double - garage (ideal for storage or secure parking). The property offers excellent potential to extend, subject to the necessary planning permissions (STPP), allowing you to further enhance and personalise the living space to suit your requirements.

The location is truly exceptional, with easy access to the M25, Epsom town centre and mainline station just a short walk away. This provides easy access to a wide range of shops, restaurants and leisure facilities, as well as convenient rail links to Central London and surrounding areas. The Chase Estate is renowned for its friendly community atmosphere and attractive tree-lined streets, making it a popular choice for families and professionals alike.

This well-presented detached home offers the perfect blend of comfort, flexibility and future potential in one of Epsom's most sought-after neighbourhoods. Early viewing is highly recommended to fully appreciate the quality and versatility of accommodation on offer
Council Tax band: G

Tenure: Freehold



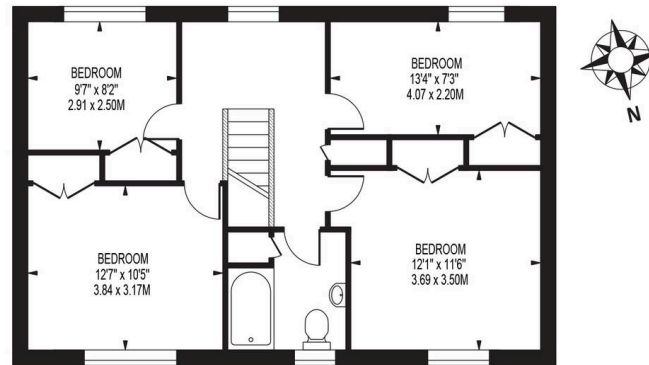


ANDERSON CLOSE

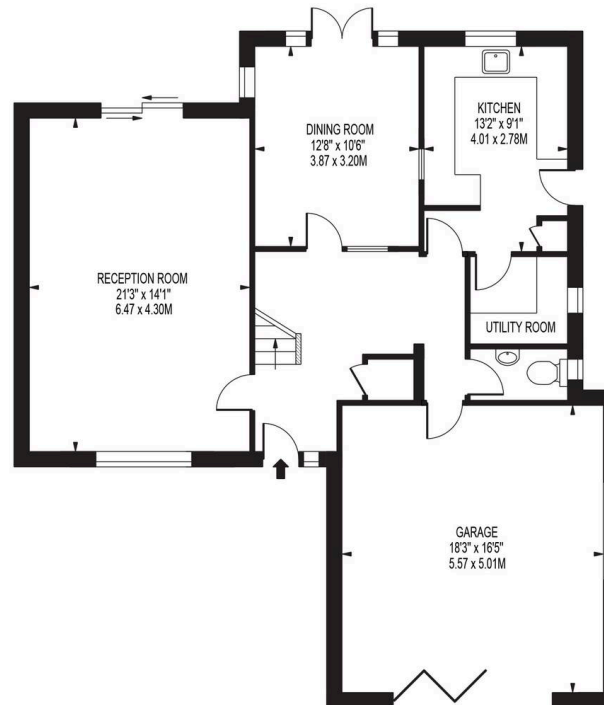
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1787 SQ FT - 166.03 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 300 SQ FT - 27.91 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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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