



KAYBRIDGE
RESIDENTIAL



Walsingham Gardens

Epsom

£625,000



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Epsom

- Three bedroom family home
- Sought-after location
- Close proximity to well-regarded schools and mainline station
- Potential to extend (STPP)
- Perfect opportunity to put your own stamp on a home
- Off-street parking and detached garage
- Spacious landscaped southerly facing garden

This attractive three bedroom semi-detached house presents a perfect opportunity for families and buyers seeking a property to personalise and transform into their ideal home. Situated in a highly sought-after location, the home is ideally positioned within close proximity to well-regarded schools and a mainline station, making it an excellent choice for commuters and those prioritising educational options. The property features a welcoming entrance hall that leads to a bright and spacious, versatile through-lounge. The kitchen, offers scope for modernisation and potential reconfiguration to suit individual tastes. Upstairs, three bedrooms provide comfortable accommodation for families or guests, complemented by a family bathroom and additional storage options. The property benefits from off-street parking, as well as a detached garage (perfect for secure vehicle storage or as a workshop).

There is also exciting potential to extend the property (subject to planning permission), allowing buyers to create further living space or additional bedrooms according to their needs.

With its practical layout, desirable location, and scope for enhancement, this property represents a rare opportunity to acquire a family home in a popular area. Early viewing is highly recommended to fully appreciate the potential and versatility on offer.

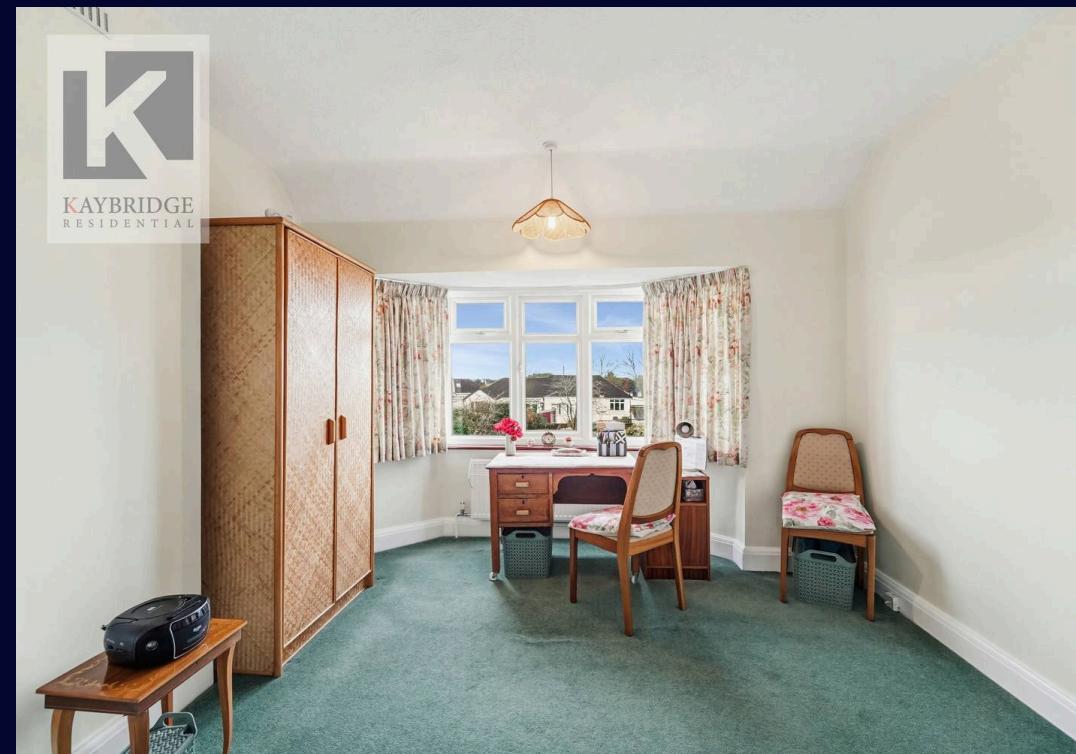
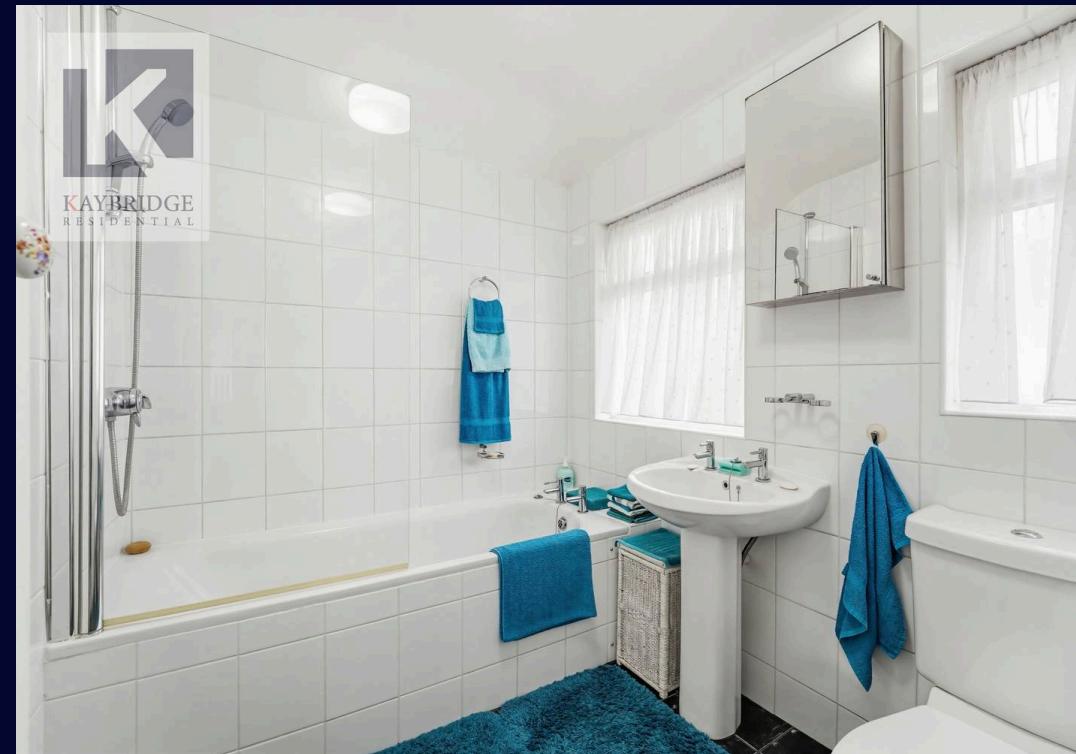
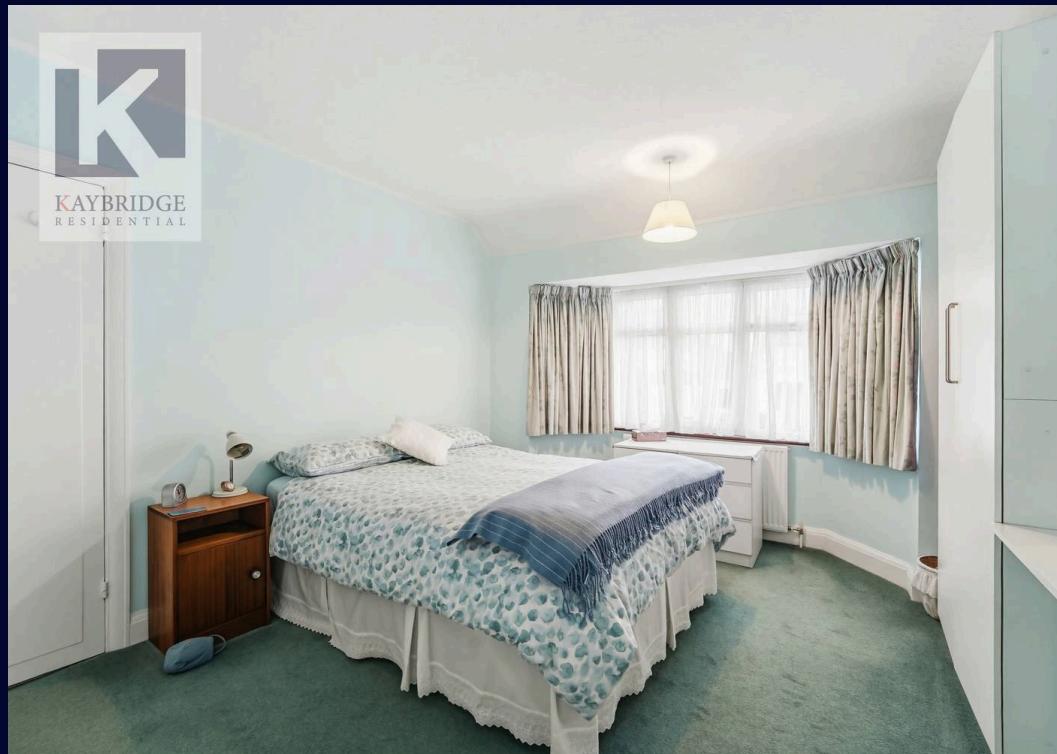
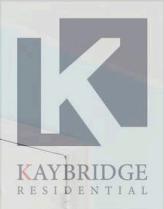
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

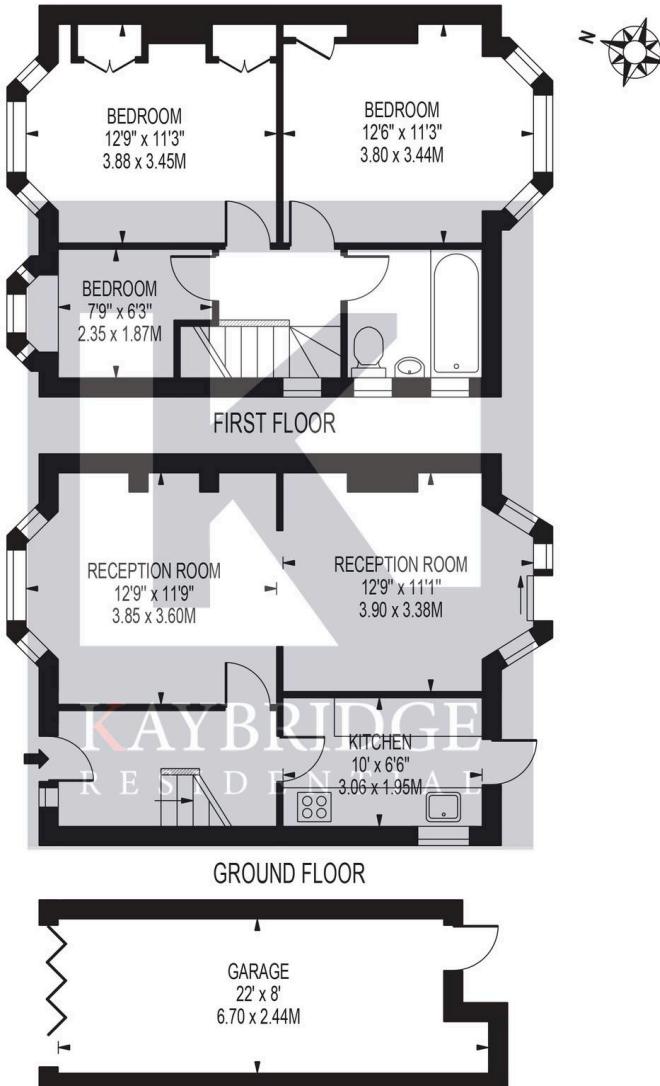




WALSINGHAM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 841 SQ FT - 78.13 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 159 SQ FT - 14.77 SQ M



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KAYBRIDGE
R E S I D E N T I A L



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