



Poplar Crescent

Epsom

Guide Price £575,000-£600,000



Poplar Crescent

Epsom

- Extended three bedroom family home
- Close to mainline station and good schools
- Short walk to Horton Country Park
- Immaculately presented throughout
- Beautiful open-plan kitchen diner with island
- Off-street parking and garage
- Potential for side extension (STPP)
- Southerly facing garden

GUIDE PRICE £575,000 - £600,000

Kaybridge Residential Ewell, are proud to introduce this charming three bedroom semi-detached house, this extended family home offers an ideal living space in a sought-after locale. Boasting a prime position near the mainline station and esteemed schools, this property is conveniently located for those seeking seamless access to transportation options and exceptional educational facilities. Additionally, the proximity to Horton Country Park allows for leisurely strolls amidst picturesque surroundings.

Upon entering, guests are greeted by a residence that is immaculately presented throughout, reflecting a blend of contemporary design and practical living. The jewel of the home is the beautiful open-plan kitchen diner featuring a stylish island, perfect for culinary enthusiasts and hosting social gatherings.



Disclaimer

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date.

Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to carry out their own due diligence and inspections to verify any details of importance.

Fixtures and Fittings: Items included with the property are subject to negotiation and may differ from what is shown or described in the brochure.

External Information: Any reference to schools, amenities, transport links, or other services is provided in good faith but should be independently verified.

Legal Advice: This brochure does not constitute an offer, contract, or part of one. Interested parties are encouraged to seek professional legal advice before making any commitments.

Kaybridge Residential accepts no responsibility for any loss or damage resulting from reliance on this information. All interested parties should ensure they have a full understanding of the property and associated matters prior to purchase.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





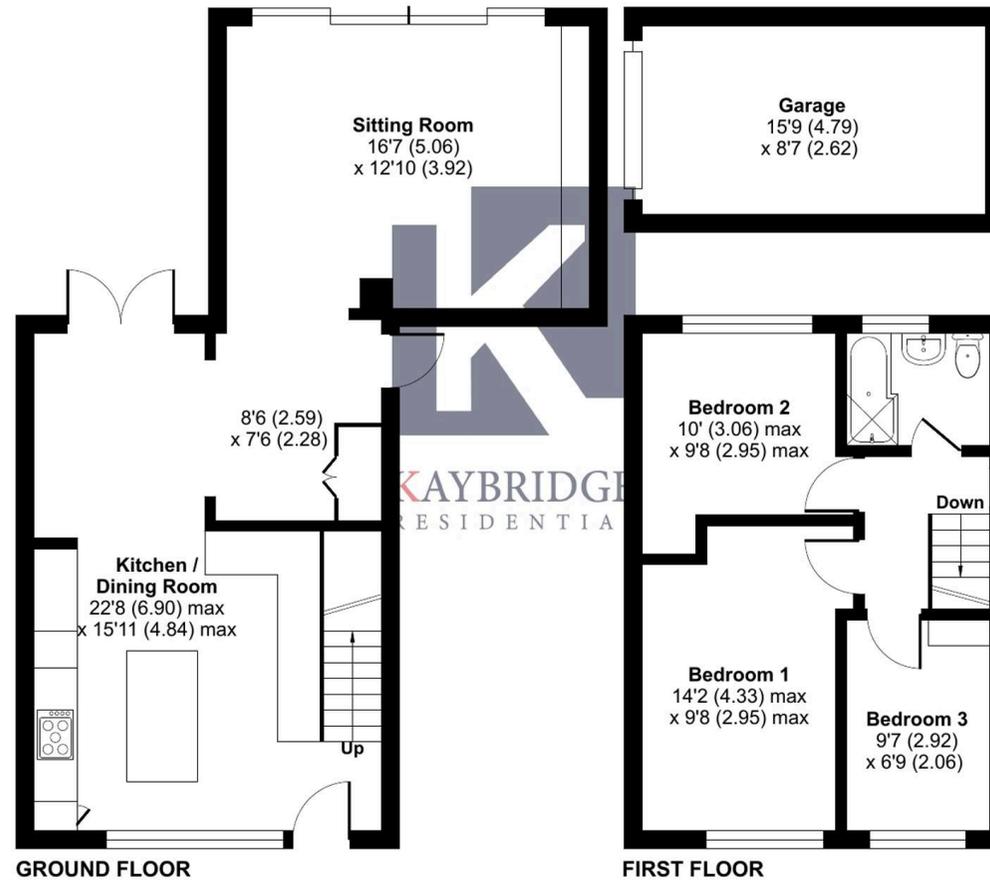
Poplar Crescent, Epsom, KT19

Approximate Area = 940 sq ft / 87.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1075 sq ft / 99.8 sq m

For identification only - Not to scale





Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date. Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to