



KAYBRIDGE  
RESIDENTIAL



Briarwood Road, Epsom, Surrey, KT17 2LX  
Offers in excess of £775,000



## Briarwood Road, Epsom, Surrey, KT17 2LX

- Semi Detached Chalet Style
- Four Double Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Dining/Family Room
- Free Flowing Spacious Living Accommodation
  - Sought After Location
  - Great Transport Links to London
  - Excellent Schools Position
  - Good Size Family Garden
- Refurbished To A High Standard

Situated on a well-regarded tree-lined avenue in a highly sought after area this well presented and spacious four bedroom chalet styled semi-detached family home sits within a walking distance of Stoneleigh train Station, with Zone 5 rail service to London Waterloo.

One of the focal points of the property is a stylish, contemporary kitchen / breakfast room with quartz work surfaces. The property is the largest type of chalet style home in Stoneleigh and has been extended to the rear. There are three generously proportioned reception rooms including the extended 21ft living room to the rear.

The property has undergone refurbishment and extension work in recent years. The downstairs







accommodation comprises a sizable entrance hallway with karndean flooring leading to the front reception room, to the rear of the property is a spacious bright lounge/diner with double doors opening into a patio overlooking the secluded private rear garden, Furthermore, the superb kitchen/breakfast room with quartz worktops is fitted with a range of mounted cabinetry, and an abundance of appliances, offering great space for the whole family to enjoy.

To the first floor are three double bedrooms with family bathroom which is as stylish as it is spacious. The Master bedroom which is served by an modern en-suite shower room with build in wardrobes.

Towards the front of the property the driveway provides parking for at least two/three cars.

To the rear is a large, South facing garden which is mainly laid to lawn with patio area.

#### Local Area

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

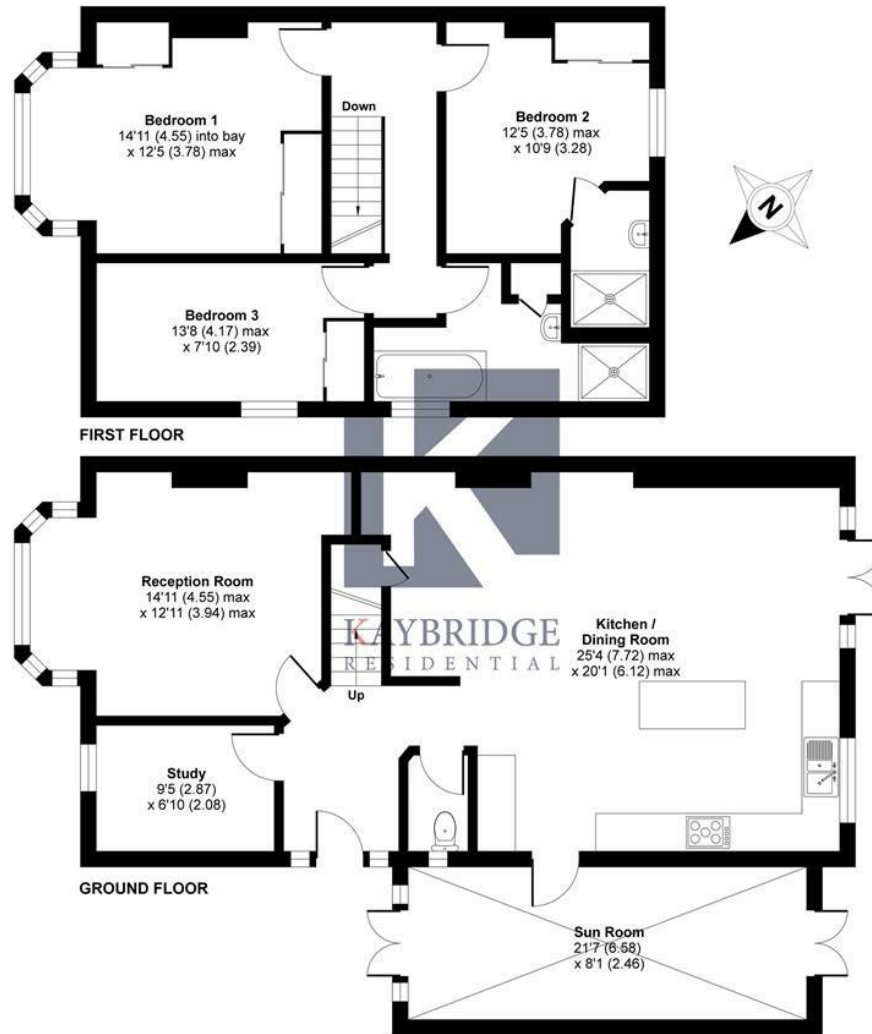
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.



# Briarwood Road, Epsom, KT17

Approximate Area = 1620 sq ft / 151 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Kaybridge Residential Ltd. REF: 660090

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
	57	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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