



## Briarwood Road, Epsom

- No Onward Chain
- Scope To Extend
- Walking Distance to Stoneleigh Broadway Train Station
- EPC D
- Ideal Family Home
- Close To The Local Amenities on Stoneleigh Broadway
- Excellent Local Schooling

**Asking Price £635,000**

**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# Briarwood Road, Epsom

## DESCRIPTION

Nestled on the charming Briarwood Road, this semi-detached house offers a delightful blend of modern comforts and classic character. Spanning an impressive 1,042 square feet, this property benefits from a fully fitted kitchen and 3 spacious bedrooms, making it an ideal family home. The inviting reception and dining room provides a warm and welcoming space for relaxation and entertaining.

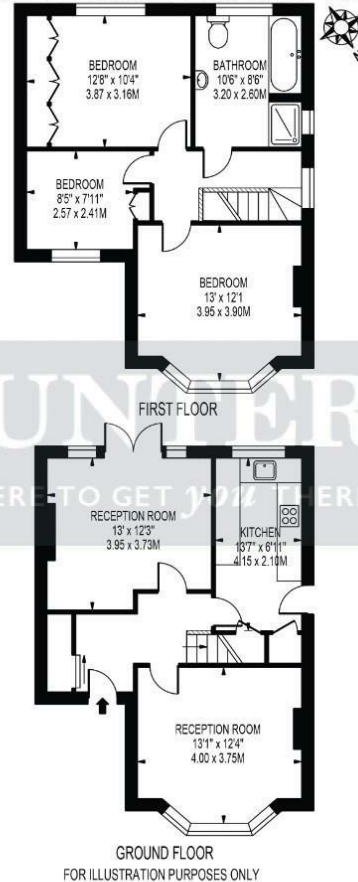
Constructed in the 1930s to 1950s, this home retains a sense of period charm while incorporating contemporary upgrades. The loft has been thoughtfully boarded, offering extra storage space or potential for further development. The property is equipped with a two-year-old Valiant boiler, ensuring efficient heating and hot water throughout the year.

For those with vehicles, the property provides parking for two cars, a valuable feature in this desirable area. Safety and security are paramount, and the inbuilt alarm system offers peace of mind for you and your family.

This residence on Briarwood Road is not just a house; it is a place where cherished memories can be made. With its excellent amenities and inviting atmosphere, it presents a wonderful opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this exceptional property your new home.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 1042 SQ FT - 96.85 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.

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

worcesterpark@hunters.com <https://www.hunters.com>



# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

