



INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...  
...time is precious. Let's not waste it!*



## Briarwood Road, Epsom, KT17

Guide Price £775,000

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- NO ONWARD CHAIN
- Semi detached 1930's home
- Four bedrooms
- Large garden
- Driveway with parking for multiple vehicles
- Moments from Stoneleigh Broadway and train station
- Very desirable road
- Significant scope to extend (STPP)
- Close to excellent schools and Nonsuch Park
- Easy access to M25/A3 and Kingston/Epsom



\*\*\*\* Chain Free \*\*\*\*

A beautifully presented four-bedroom semi-detached family home, located on one of Stoneleigh's most sought-after residential roads.

The property offers two reception rooms, a downstairs bathroom, fitted kitchen and a converted garage now providing a useful utility room. Upstairs are four bedrooms, three with fitted wardrobes or built-in storage, and a modern refitted shower room.

Further benefits include original stained-glass windows, largely double-glazed accommodation, a large level rear garden and excellent potential to extend (STPP).

Ideally situated just 0.3 miles from Stoneleigh Broadway and mainline station, with frequent services to London Waterloo, close to excellent schools, Nonsuch Park, and with easy access



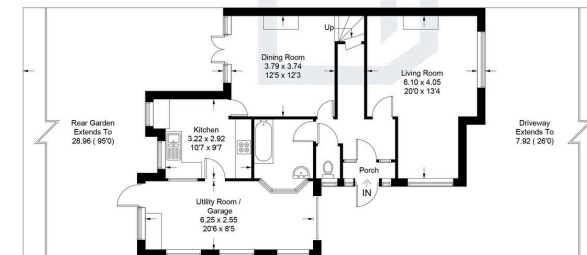
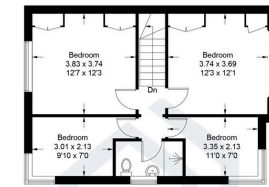






## Briarwood Road, Stoneleigh, KT17

Approximate Gross Internal Area = 114.0 sq m / 1226.8 sq ft



Ground Floor

Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © (ID1264237)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	