



Bradstock Road, Epsom,
Offers In Excess Of £825,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam- Stylish, spacious and move-in ready – a beautifully extended family home on the sought-after Bradstock Road. This immaculately presented three-bedroom semi-detached home offers over 1,600 sq ft of thoughtfully designed living space, perfectly blending style and practicality. Located just a short walk from Stoneleigh Broadway, with its excellent local shops, restaurants, and mainline train station, the home is also ideally placed for well-regarded schools and open green spaces like Nonsuch Park.

The Property

The highlight of this home is the generous open-plan kitchen/family room, created through a smart rear extension. The space features sleek cabinetry, a large central island, premium tiled flooring with underfloor heating throughout the ground floor, and plenty of room for dining and relaxing — ideal for family life and entertaining. Full-width doors lead directly onto the landscaped garden, allowing natural light to flood the room.

A separate utility room (formerly the kitchen) and a stylish downstairs shower room add day-to-day convenience. The front reception room offers a cosy space for quieter evenings, a playroom, or a home office.

Upstairs, there are three well-proportioned bedrooms, including a bright and spacious master bedroom (15'5 x 12'2), and a modern family bathroom.

Additional features include a water softener system and enhanced security measures installed throughout the property, offering extra peace of mind for modern family living.

Outdoor Space

The south-east facing rear garden extends approximately 76 ft and has been landscaped for easy maintenance and year-round enjoyment. A patio directly off the house is perfect for outdoor dining, while a second seating area at the back of the garden captures the afternoon sun. Mature hedging and modern fencing provide both privacy and a smart finish. The front of the property also offers a private driveway for off-street parking.

The Area

Bradstock Road is a highly regarded residential street in Stoneleigh offering the perfect blend of convenience and community, with Stoneleigh Broadway's shops, cafés, and train station just a short walk away, beautiful Nonsuch Park on your doorstep for weekend strolls, and easy access to Ewell Village, Worcester Park, the A3, Kingston, and beyond.

Reasons To View

Thoughtfully extended and finished to a high standard, this stylish family home offers a spacious kitchen/family room with a statement island, two sleek bathrooms, a separate utility room, landscaped gardens, and private parking — all perfectly positioned for outstanding schools, local shops, and superb transport connections, ready for you to move straight in.

Vendor Thoughts

"We fell in love with the tree-lined Bradstock Road and the unbeatable convenience of the station and schools nearby. We renovated and extended the house with our growing family in mind, creating a bright open-plan space that has made everyday life and entertaining a real pleasure"

Features

Three Bedrooms - Semi Detached - Driveway - Landscaped Rear Garden - Two Bathrooms - Immaculate Condition - Utility Room - Kitchen Family Room

Benefits

Close to Nonsuch Primary - Close to Nonsuch Park - Close to Stoneleigh Broadway - Close to Worcester Park - Close to Local Shops - Short Drive To A3

Local Schools

Meadow Primary School Ofsted: Good 0.3 miles
Nonsuch Primary School Ofsted: Good 0.5 miles
Auriol Junior School State School Ofsted: Good 0.5 miles
The Mead Infant and Nursery School State School Rating: 0.6 miles
Cuddington Community Primary School State School Ofsted:

Good 0.7 miles

Ewell Castle School Independent School- 0.8 miles

Local Transport

Trains

Stoneleigh Station 0.1 miles

Ewell West Station 0.9 miles

Ewell East Station 1.2 miles

Buses

293- Morden to Epsom Hospital

406- Kingston to Epsom High Street

668- North Cheam to St Andrews School

868- Worcester Park to Epsom

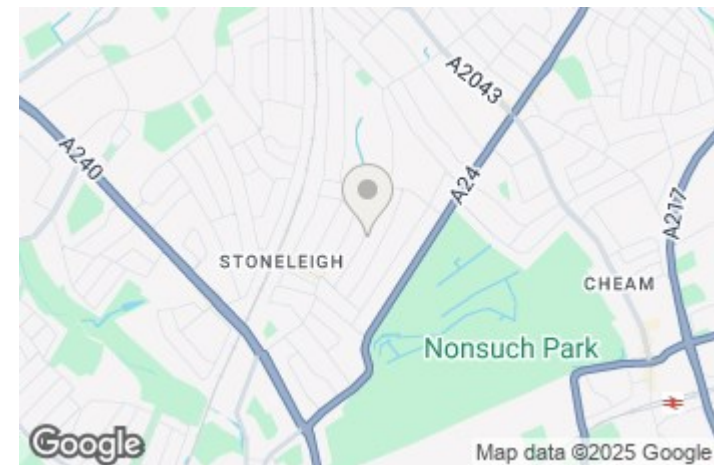
E16- Epsom Clock Tower to Worcester Park (via Kenilworth Road)

Council Tax and EPC

E AND C

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

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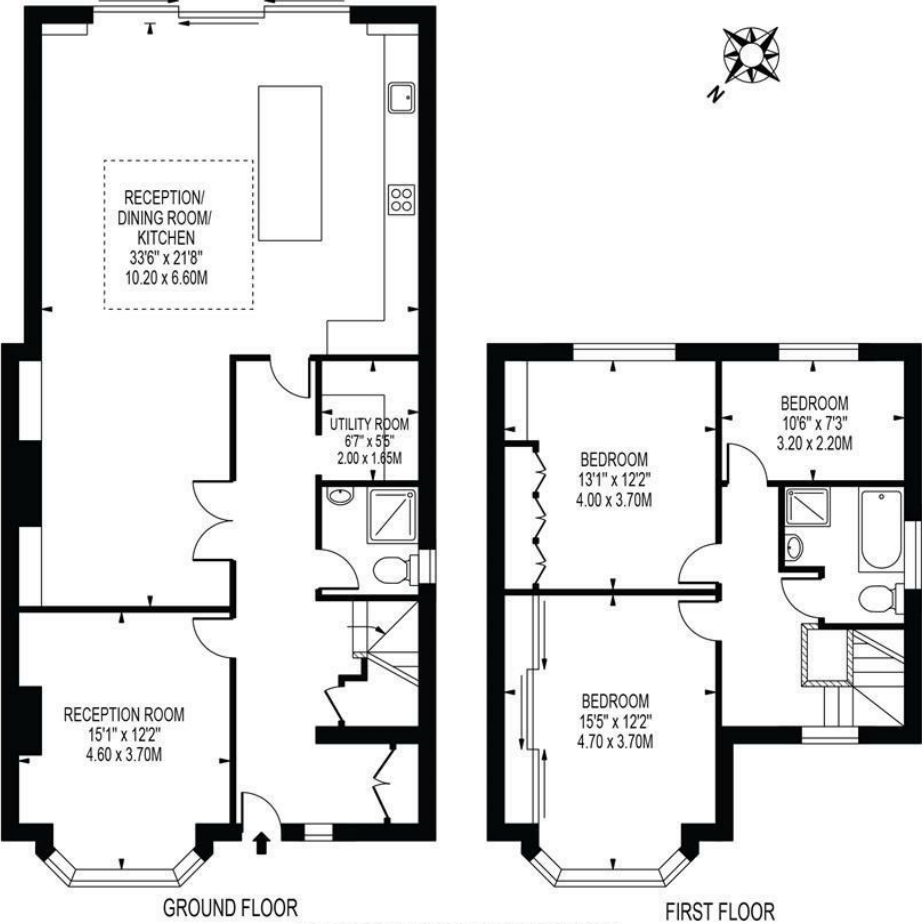
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BRADSTOCK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1616 SQ FT - 150.09 SQ M



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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.
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