



Hylands Road, Epsom KT18 7ED

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Hylands Road Epsom KT18 7ED

A beautifully modernised 4 bedroom family home situated in the sort after college area of Epsom. This home has been lovingly updated and extended to suit modern living with an open-plan design, perfect for families or professionals searching for a stylish and palatial home.

As you enter the property you are greeted with a spacious entrance hall flooded with natural light. To the left, a second reception room ideal for a family snug, study or children's play room. Following onto a statement kitchen featuring a stunning central island open - plan to main living and dining area, perfect for entertaining and modern family living. Furthermore, a conveniently positioned downstairs W.C for busy families alike.

Dual aspect French doors look onto a perfectly manicured sunny garden. A patio area with built in seating allow for al-fresco dinging in the warmer months.

The stair case leads you up to a show stopping, vaulted ceiling with pendant lighting. A spacious landing a hallway guides you onto the 4 bedrooms and upstairs American style utility room with integrated washing machine and tumble dryer.



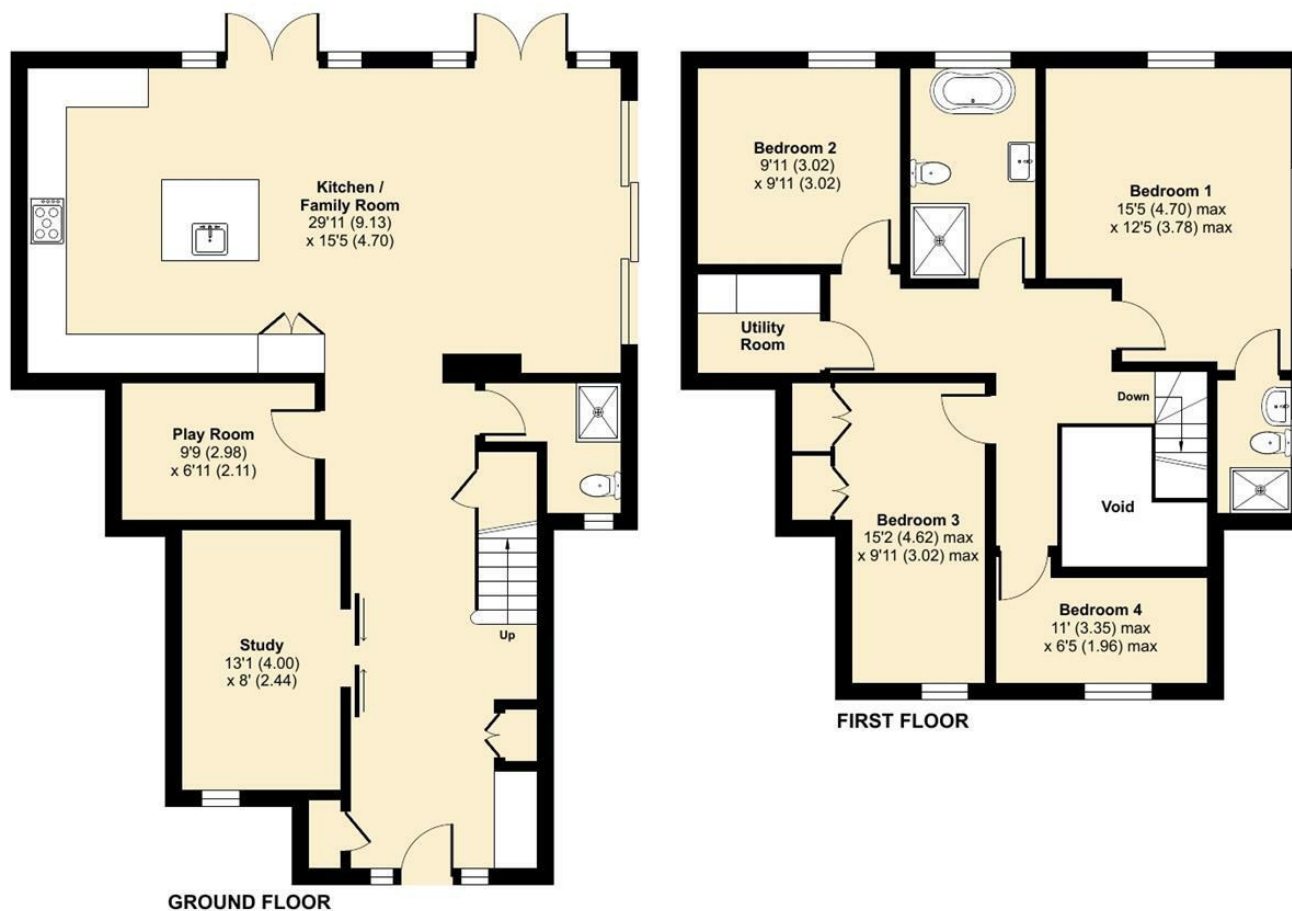




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Approximate Area = 1681 sq ft / 156.1 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for V&H Homes. REF: 1362816

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