



Amberley Gardens, Epsom

Epsom

In Excess of £735,000

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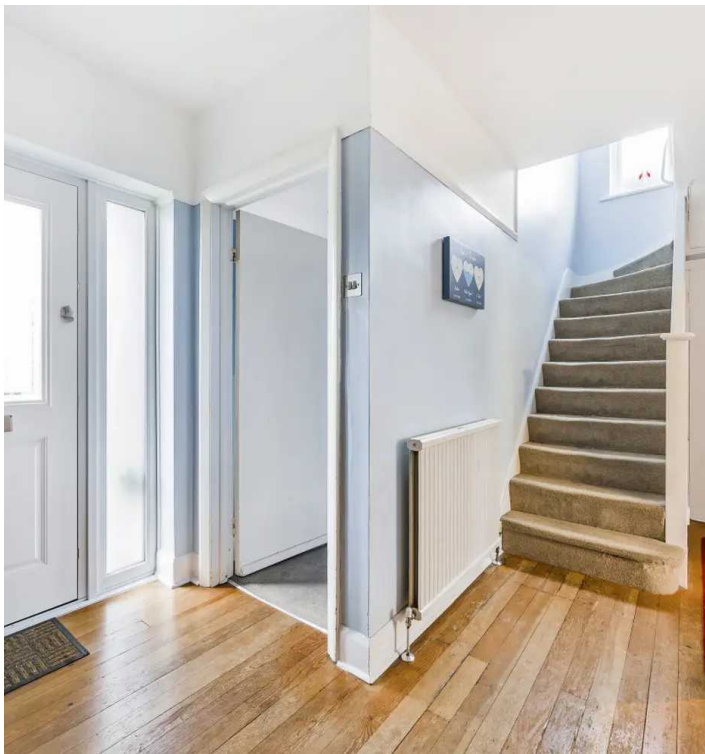
- Three Bedrooms
- Kitchen/Breakfast Room
- Family Bathroom
- Driveway and Attached Garage
- Downstairs W.C
- Well Established Rear Garden
- Within Catchment Area For Good Schools
- A Most Attractive & Spacious Semi Detached House

Presenting an exquisite opportunity to acquire a most attractive and spacious three-bedroom semi-detached house situated in a sought-after location. This well-appointed property boasts a well-designed layout, featuring a light-filled kitchen/breakfast room, a family bathroom, and a convenient downstairs W.C. The property further benefits from a driveway and attached garage, offering ample parking space.

Within the catchment area for good schools, this residence is perfect for families seeking a convenient and peaceful lifestyle. The well-established rear garden provides a private outdoor sanctuary ideal for relaxation and entertainment.

With its charming exterior and functional interior, this property offers a blend of comfort and style, making it a desirable home for discerning buyers. Don't miss out on the chance to own this impressive semi-detached house that ticks all the boxes for modern living. Contact us today to arrange a viewing and secure your piece of luxurious living.





Amberley Gardens

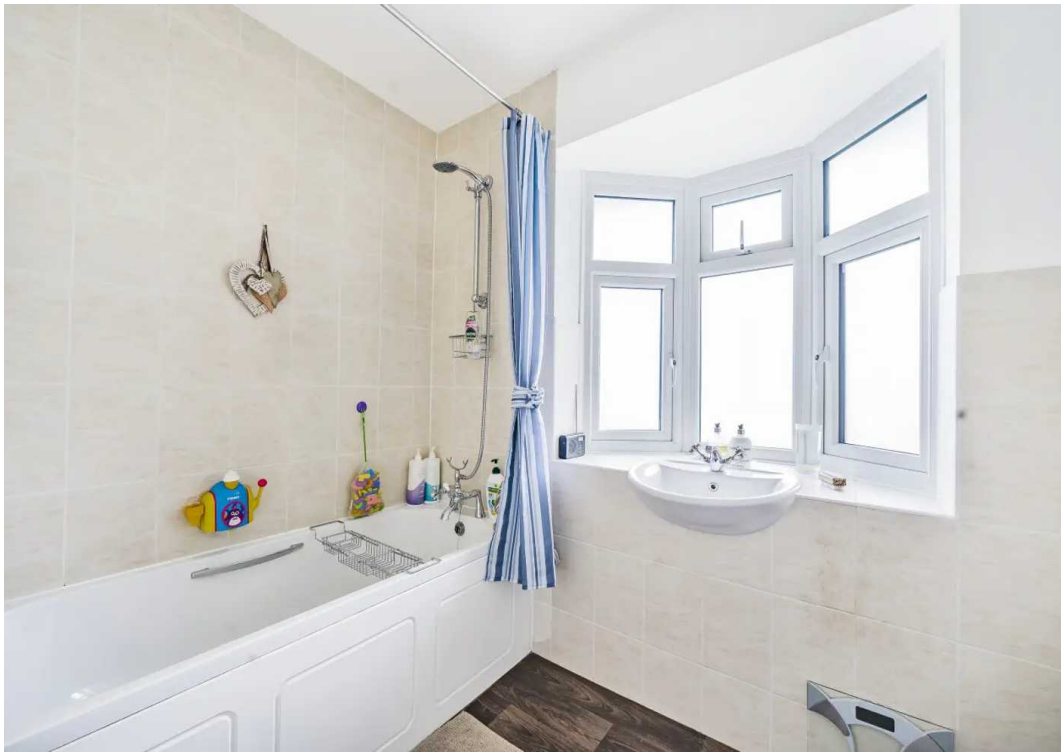
Epsom,

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.

Council Tax band: E

Tenure: Freehold





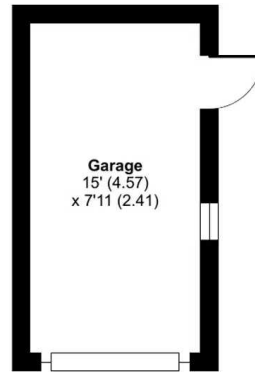
Amberley Gardens, Epsom, KT19

Approximate Area = 1204 sq ft / 111.8 sq m

Garage = 125 sq ft / 11.6 sq m

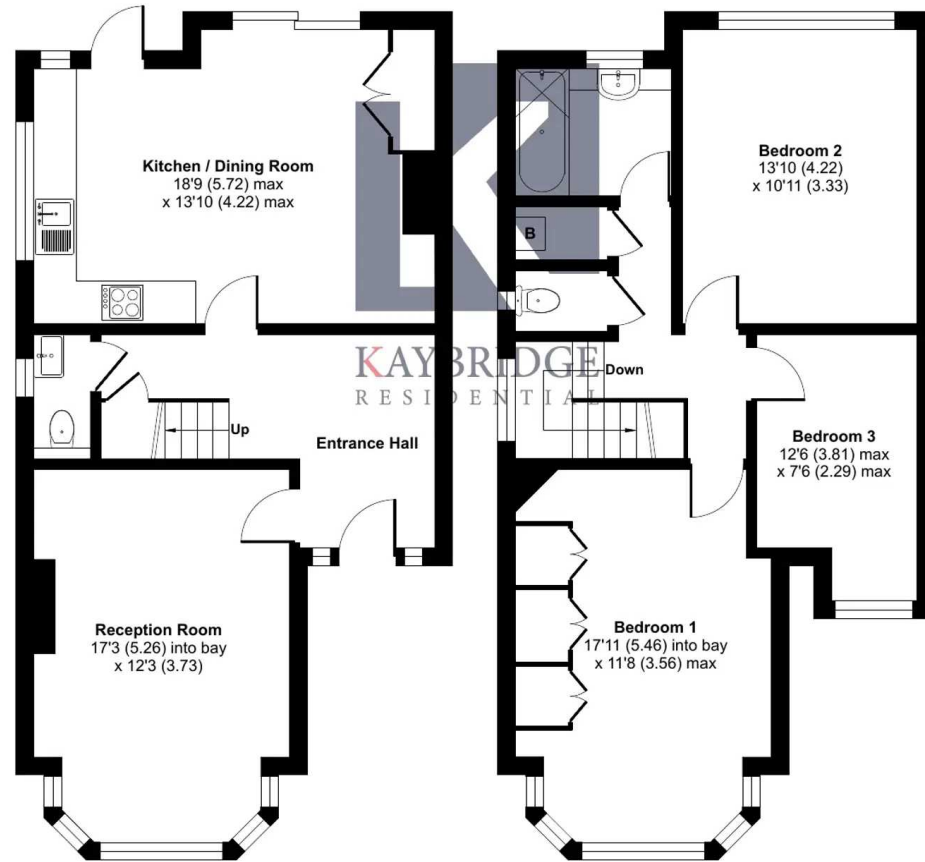
Total = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



Garage
15' (4.57)
x 7'11" (2.41)

GARAGE



Kitchen / Dining Room
18'9" (5.72) max
x 13'10" (4.22) max

Bedroom 2
13'10" (4.22)
x 10'11" (3.33)

KAYBRIDGE
RESIDENTIAL

Reception Room
17'3" (5.26) into bay
x 12'3" (3.73)

Bedroom 3
12'6" (3.81) max
x 7'6" (2.29) max

Bedroom 1
17'11" (5.46) into bay
x 11'8" (3.56) max

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Kaybridge Residential Ltd. REF: 1111710



Kaybridge Residential Epsom

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