



Sparrow Farm Road

Epsom

Guide Price £650,000 - £675,000



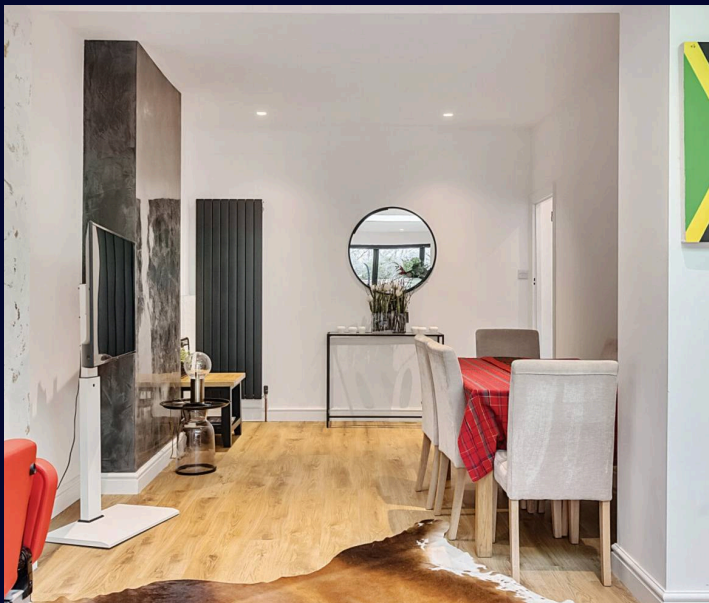


## Sparrow Farm Road

### Epsom

- Stunning three-bedroom family home
- Large extension finished to a high standard
- Downstairs utility room and W.C
- Beautiful open-plan kitchen with island
- Close to good schools and mainline station
- Off-street parking
- Separate living room
- Potential to convert the loft (STPP)

We are delighted to present this stunning three-bedroom mid-terraced house, boasting a large extension that has been finished to an exceptional standard, creating a perfect family home. The property features a spacious open-plan kitchen with a modern island, ideal for entertaining guests and every-day family living. Additionally, there is a separate living room, providing a cosy retreat for relaxation. Conveniently located close to reputable schools and a mainline station, this residence offers both practicality and accessibility for families or commuters.





Furthermore, the property benefits from a downstairs utility room and W.C, as well as off-street parking for added convenience. With the potential to convert the loft, subject to obtaining the necessary planning permissions, there is scope for further expansion. This meticulously maintained home presents a wonderful opportunity for those seeking a stylish and comfortable living environment in a desirable location.

Council Tax band: D

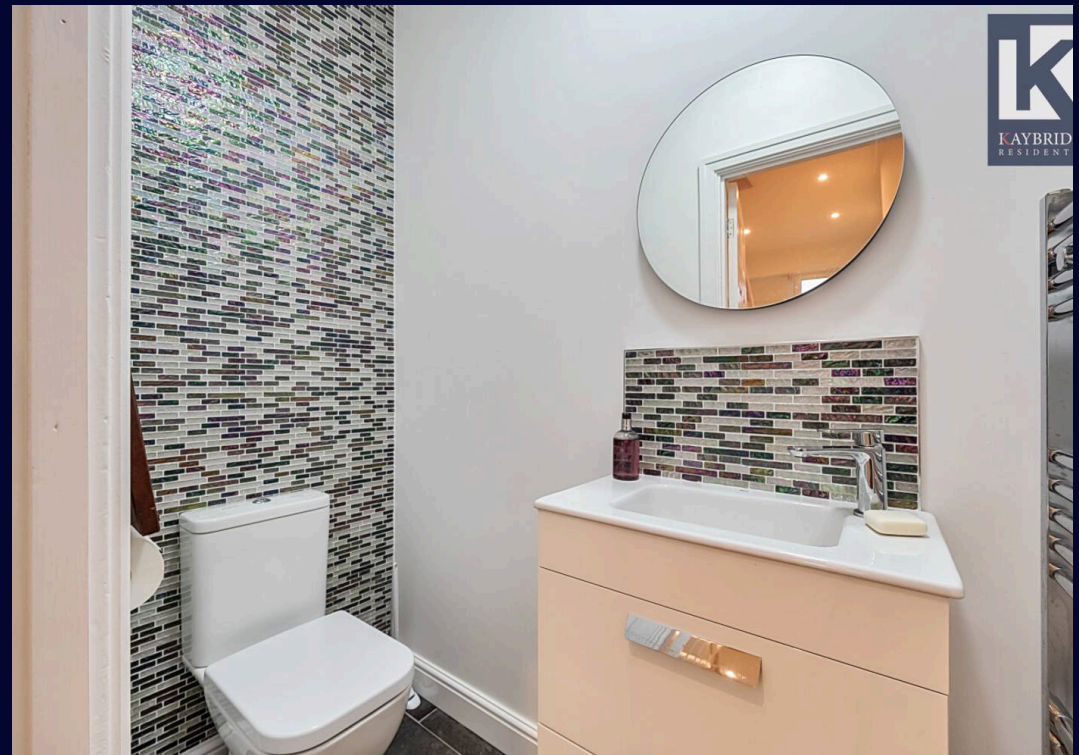
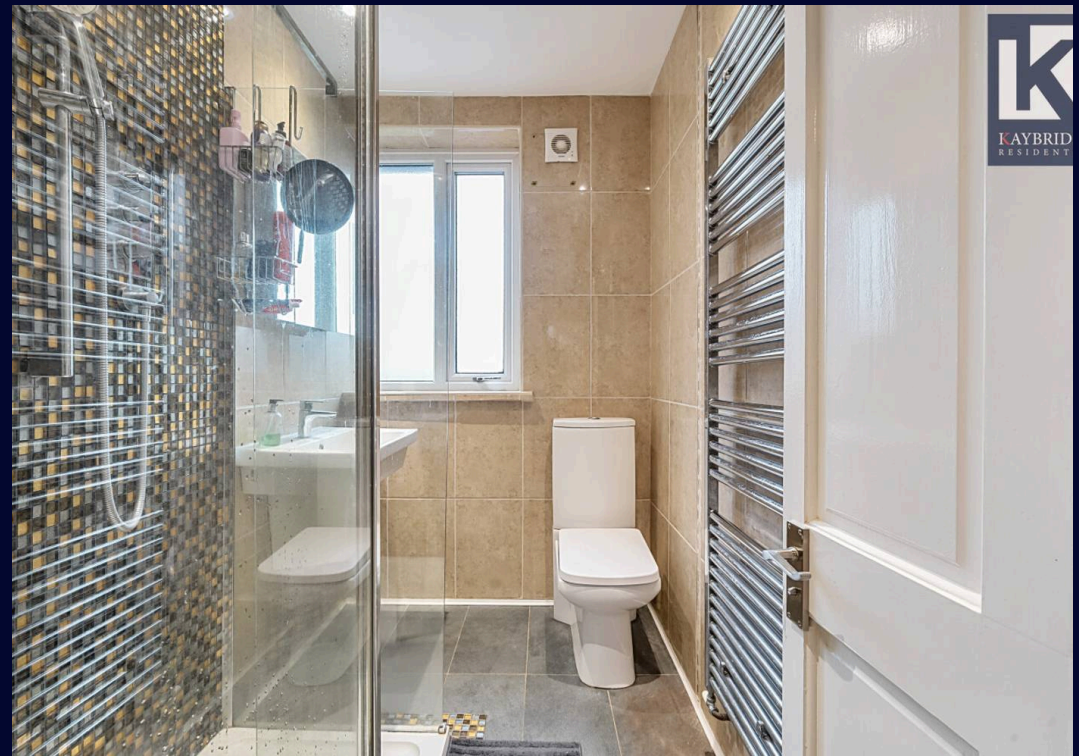
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









# Sparrow Farm Road, Epsom, KT17

Approximate Area = 1131 sq ft / 105 sq m

For identification only - Not to scale







## Kaybridge Residential Estate Agents

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