



KAYBRIDGE  
RESIDENTIAL

The Hawthorns, Epsom

Epsom

Guide Price £650,000 - £685,000





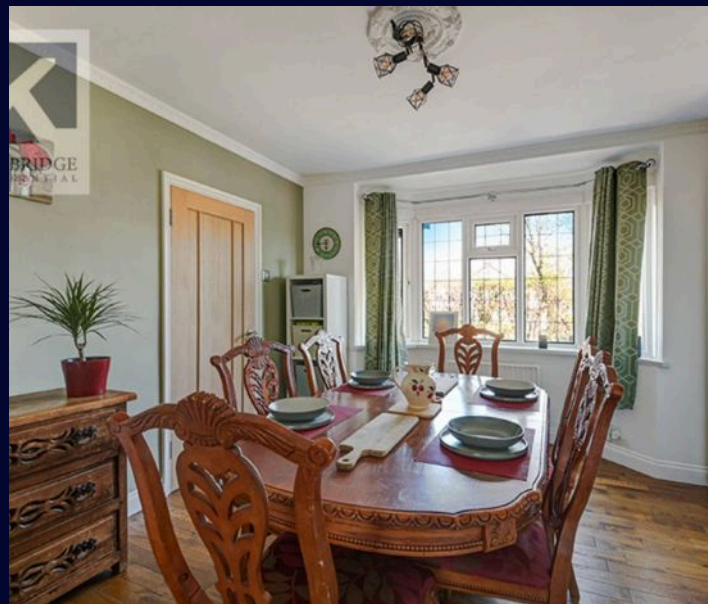
## The Hawthorns

Epsom, Epsom

- Extended four-double bedroom family home
- Close proximity to Stoneleigh and Ewell West mainline stations
- Short walk to well-regarded schools
- Flexible accommodation throughout
- Conservatory/utility room
- Downstairs study with W.C
- Ensuite main bedroom
- Outhouse and easy to maintain garden
- Off-street parking

Introducing a remarkable opportunity to acquire a refined and generously proportioned family residence within close proximity to the coveted Stoneleigh and Ewell West mainline stations, in addition to being just a leisurely stroll away from highly-regarded schools. This impressive four-bedroom semi-detached house seamlessly blends classic charm with modern convenience and boasts an enviable array of attributes sure to captivate discerning buyers seeking a place to call home.

Step inside this extended family home, thoughtfully configured to provide a harmonious balance of versatility and comfort. One is immediately struck by the expansive nature of the property, particularly the four well-appointed double bedrooms that offer ample space for relaxation and rejuvenation. The flexibility of the accommodation ensures that each room can be tailored to suit the needs of its occupants, be it a growing family or those requiring a dedicated workspace.





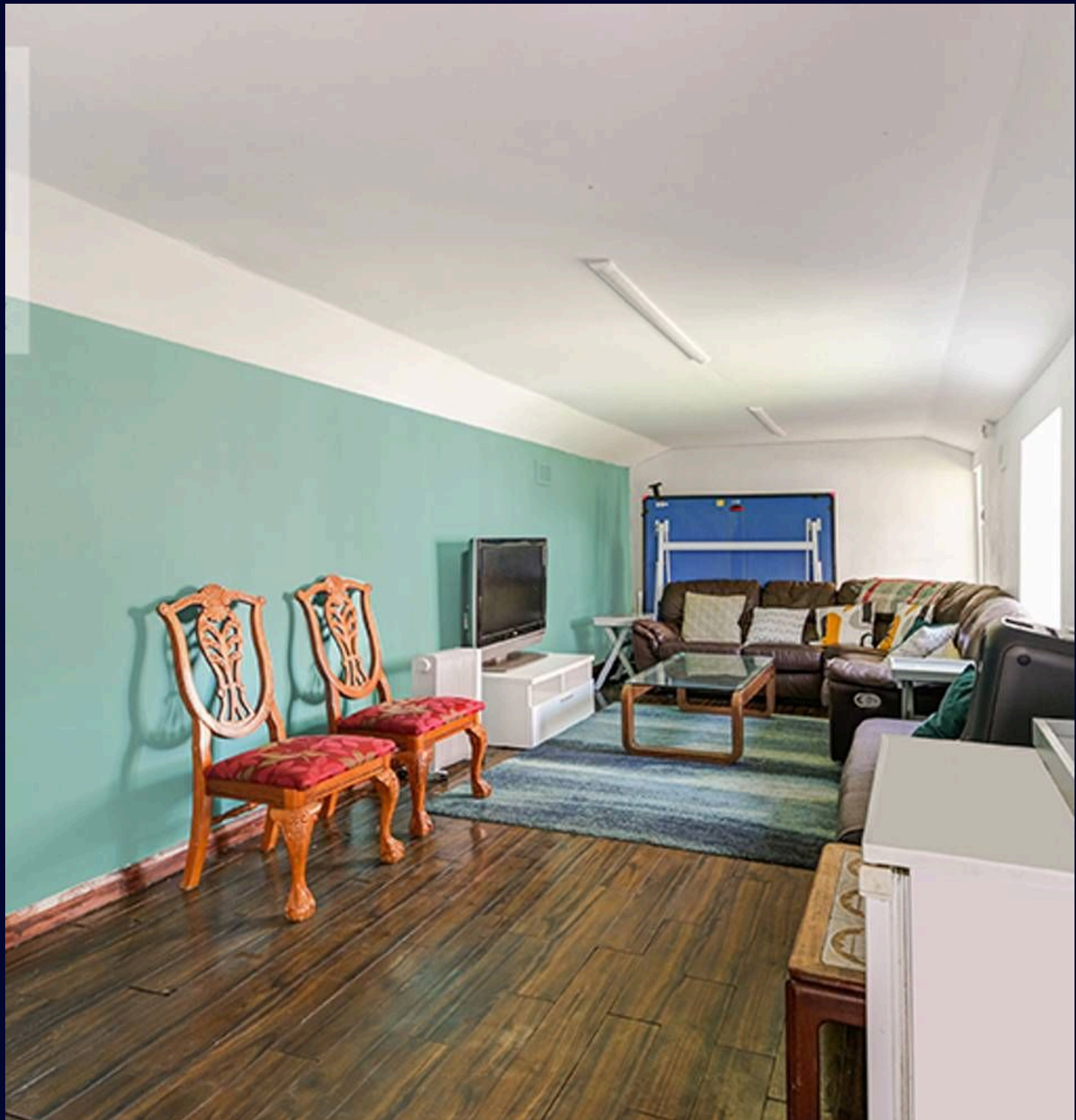
For those who appreciate the finer comforts of home, a conservatory that doubles as a utility room presents a tranquil setting for unwinding while also accommodating the practicalities of every-day living. Additionally, a downstairs study with a conveniently located W.C offers a private enclave ideal for productivity or relaxation. Embracing the outdoors, an outhouse complements the property, offering additional storage/entertaining space to cater to the needs of an active household. The easily maintainable garden provides a canvas for those with a green thumb to indulge their botanical inclinations without the burthen of excessive upkeep. Furthermore, the convenience of off-street parking ensures that vehicular needs are met with ease and security, adding another layer of comfort and practicality to this distinguished abode. This remarkable property stands as a testament to refined living, offering a harmonious blend of functionality and luxury in a highly sought-after locale. A rare opportunity to own a true family home awaits the discerning buyer seeking a residence that uniquely combines style, comfort, and convenience.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



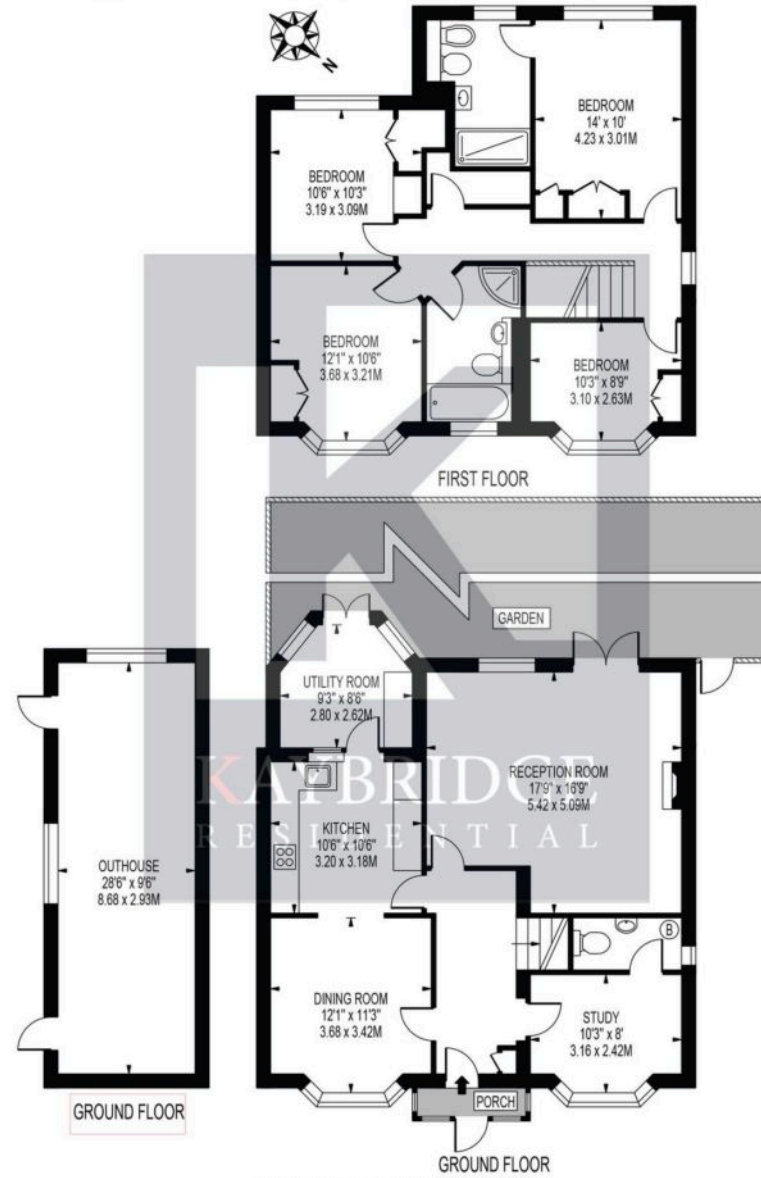




## THE HAWTHORNS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1571 SQ FT - 145.97 SQ M  
(EXCLUDING OUTHOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTHOUSE: 274 SQ FT - 25.43 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





## Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date.

Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or