



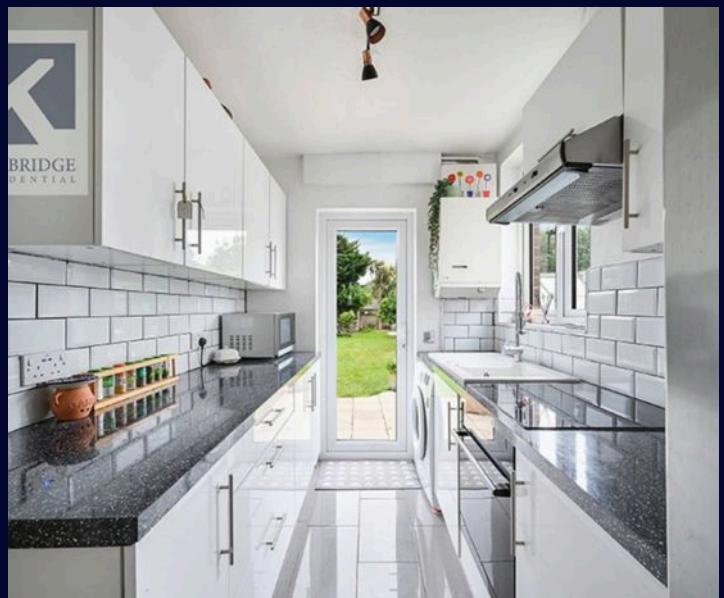
KAYBRIDGE  
ESTATE AGENTS



Walsingham Gardens

Epsom

Guide Price £600,000 - £625,000



## Walsingham Gardens

Epsom

- Three bedroom family home
- Semi-Detached property
- Sought After Road
- Great Transport Links to London
- Walking distance to Stoneleigh and Worcester Park mainline stations
- Off-street parking & garage
- Good sized garden
- Close to good schools and high-street

\*\*\*Guide Price £600,000 - £625,000\*\*\*

Kaybridge Residential are delighted to present this charming three-bedroom semi-detached family home, ideally situated on a sought-after residential road.

From the moment you step inside, it's clear that the property has been **lovingly maintained by the current owners**, offering a warm and inviting space perfect for family living. Located within close proximity to **highly regarded schools** and just a short walk to the **mainline station**, this home is ideally placed for both families and commuters.

The accommodation is arranged over two floors and provides **versatile living space** throughout. The ground floor features a **bright and spacious open-plan reception room**, flowing into a **generous dining area**—ideal for both everyday living and entertaining. The **well-appointed kitchen** to the rear offers a practical layout with ample storage and workspace.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, offering comfortable and flexible space for a growing family.

A key highlight of this home is the **beautifully landscaped garden**. Designed for low maintenance and maximum enjoyment, it provides a peaceful outdoor retreat—perfect for relaxing, entertaining, or alfresco dining during the warmer months.

This is a **fantastic opportunity** to secure a spacious and **immaculate home** in a prime location. With excellent local amenities, outstanding schools, and superb transport links on your doorstep, this property truly ticks every box.

**Early viewing is highly recommended—contact Kaybridge Residential today to arrange your appointment**

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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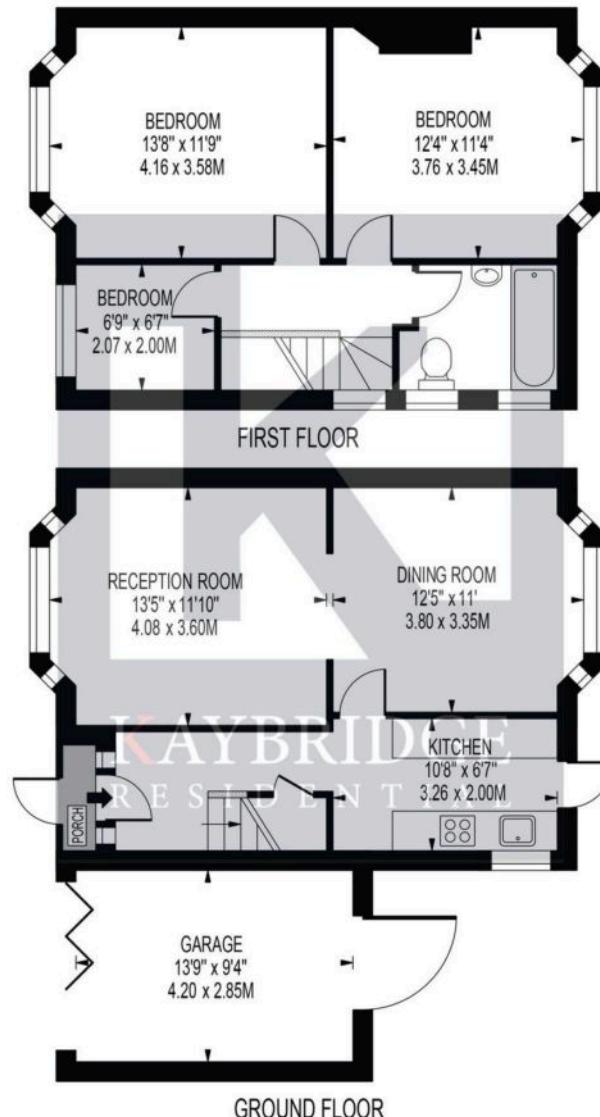
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# WALSINGHAM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 890 SQ FT - 82.68 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 129 SQ FT - 11.97 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.



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R E S I D E N T I A L



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