



Curtis Road, Epsom

Epsom

Guide Price £600,000 - £625,000



Curtis Road

Epsom

- Three bedroom family home
- Off-street parking and garage
- Sought-after location
- Close to transport links and amenities
- Good schools close-by
- Huge potential (STPP)
- Exceptionally large l-shaped garden. Over 200ft
- Been owned by the same family since 1939

Positioned on a sought-after location, this three-bedroom semi-detached house presents an exceptional opportunity for a growing family. Boasting off-street parking and a garage, this home offers the perfect blend of comfort and convenience. With good schools in close proximity and excellent transport links and amenities nearby, this home is ideal for those seeking a thriving community lifestyle. The property holds immense potential for expansion, subject to obtaining the necessary planning permissions, making it an attractive prospect for buyers looking to put their stamp on a home with a rich history. Owned by the same family since 1939, this residence is filled with warmth and character, ready to welcome its new owners into a space that has been cherished for generations.

Step outside to discover the magnificent l-shaped garden, an incredibly spacious outdoor haven that stretches over 200 feet backing on to the Hogsmill River and Tolworth Court Farm Fields. This expansive outside space provides a rare opportunity for gardening enthusiasts or families looking for a private oasis. The ample room for outdoor entertaining, gardening, or simply unwinding amidst nature makes this property a true gem for those who appreciate the tranquillity of outdoor living. With endless potential to customise this vast garden to suit your lifestyle, imagine the possibilities of creating your own outdoor retreat to enjoy year-round. Whether it's a place for children to play freely, a sanctuary for relaxation, or a canvas for your gardening dreams, this exceptional outdoor space offers a unique extension of the home, waiting to be shaped by your personal touch.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





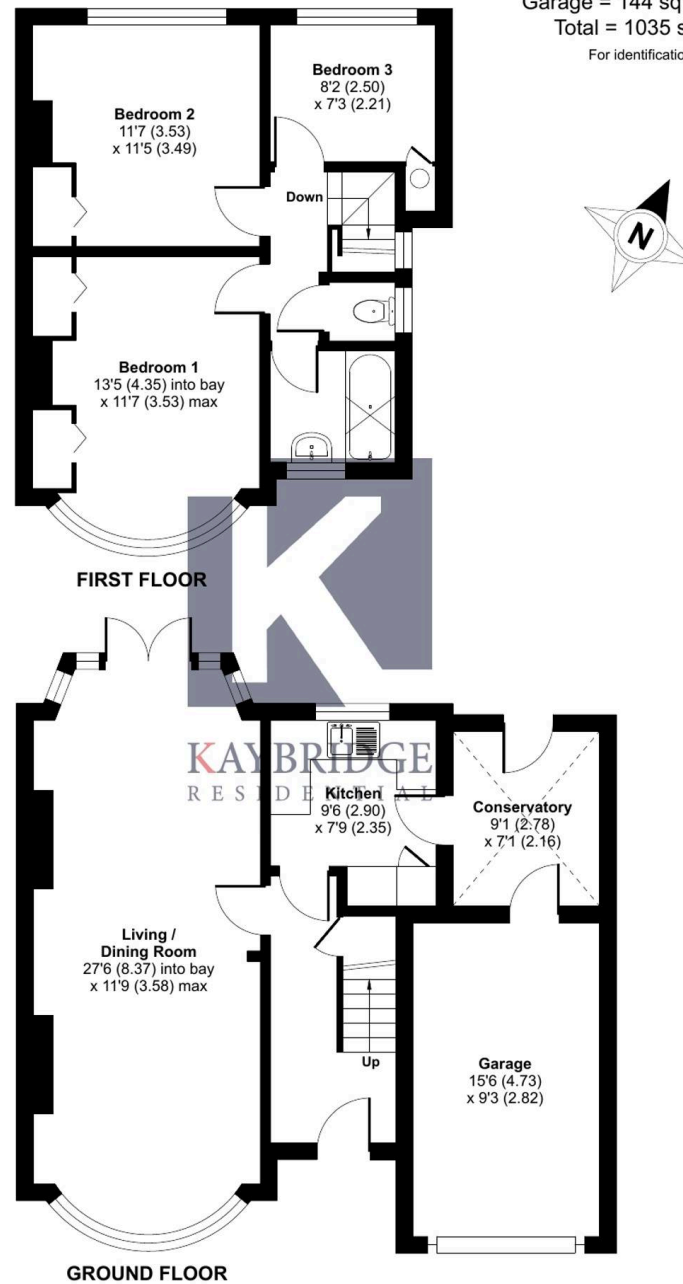
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Approximate Area = 891 sq ft / 82.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1035 sq ft / 96 sq m

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\checon 2025.
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Kaybridge Residential Epsom

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