



KAYBRIDGE
RESIDENTIAL

Children
playing
Please drive slowly

MPH

Silvergate

Epsom

£625,000



Silvergate

Epsom

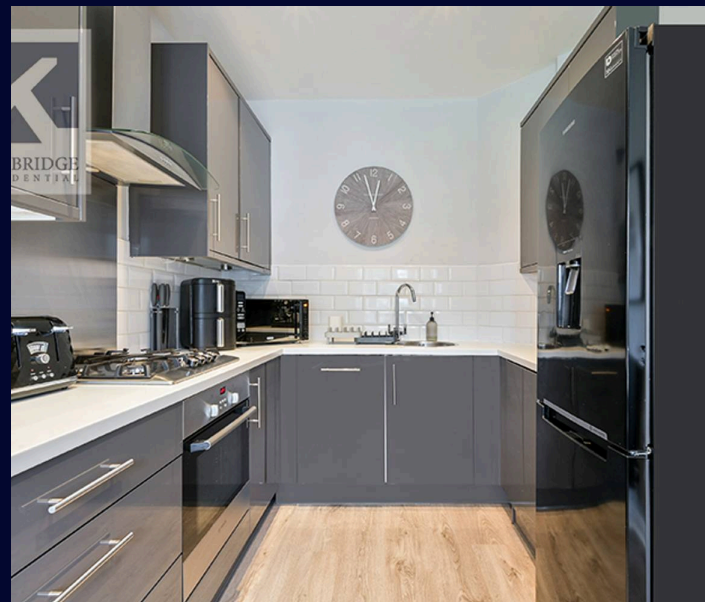
- Four bedroom family home set within a gated development
- Finished to an impeccable standard throughout
- Short walk to good schools and transport links
- Downstairs W.C
- Landscaped easy to maintain garden
- Eat-in kitchen
- Bright and spacious living room with feature panel wall
- Ensuite main bedroom
- Two allocated parking spaces

Kaybridge Residential Ewell, are to present an exceptional opportunity to acquire a beautifully presented four-bedroom house nestled within an exclusive gated development. This stunning family home has been thoughtfully designed and impeccably finished throughout, offering a harmonious blend of modern living and comfort.

Upon entering the property, you are welcomed by a bright and airy living room adorned with a striking feature panel wall, creating a stylish focal point in the space. The ground floor also boasts an eat-in kitchen, providing a versatile space for dining and entertaining. Additionally, a convenient downstairs W.C adds practicality to the layout.

Ascending the stairs to the first floor, you will find the stunning family bathroom, two well-appointed bedrooms, each offering ample space and natural light. The main bedroom benefits from the luxury of an ensuite bathroom, providing a private sanctuary within the home. To the second floor, there are two further bedrooms and a toilet with potential to fit a shower.

Externally, the property boasts a landscaped garden that is both visually appealing and easy to maintain, offering a serene outdoor space to relax and unwind.



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 layout. Prospective buyers are advised to carry out their own due diligence and inspections to verify any details of importance.

Fixtures and Fittings: Items included with the property are subject to negotiation and may differ from what is shown or described in the brochure.

External Information: Any reference to schools, amenities, transport links, or other services is provided in good faith but should be independently verified.

Legal Advice: This brochure does not constitute an offer, contract, or part of one. Interested parties are encouraged to seek professional legal advice before making any commitments.

Kaybridge Residential accepts no responsibility for any loss or damage resulting from reliance on this information. All interested parties should ensure they have a full understanding of the property and associated matters prior to purchase.

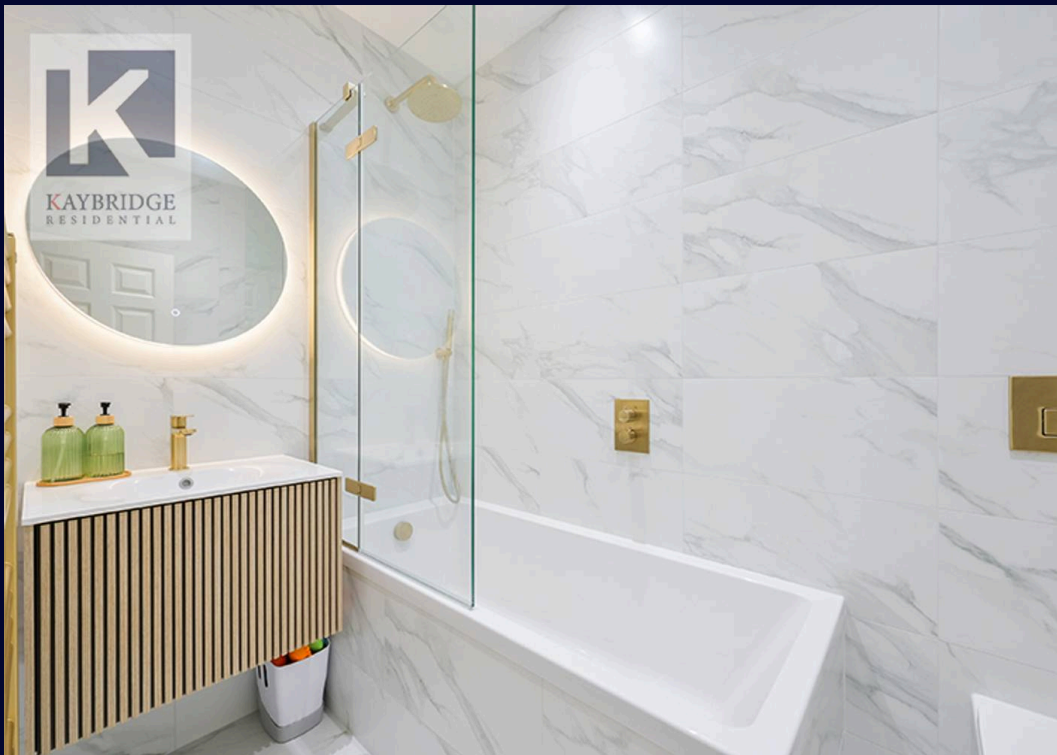
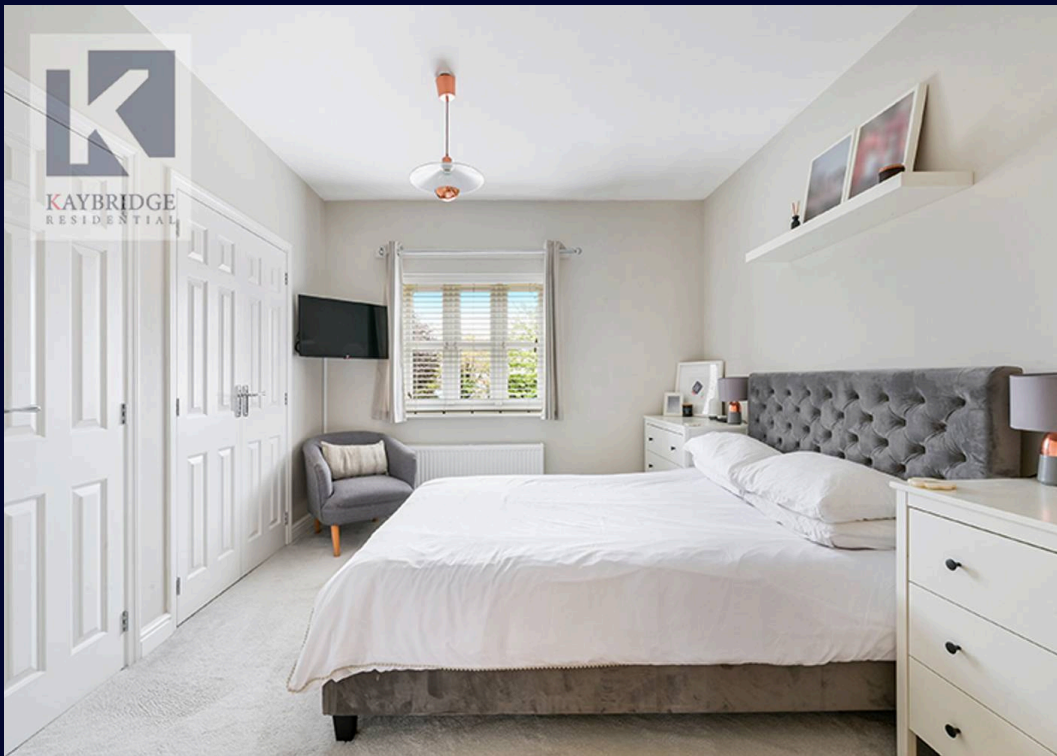
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

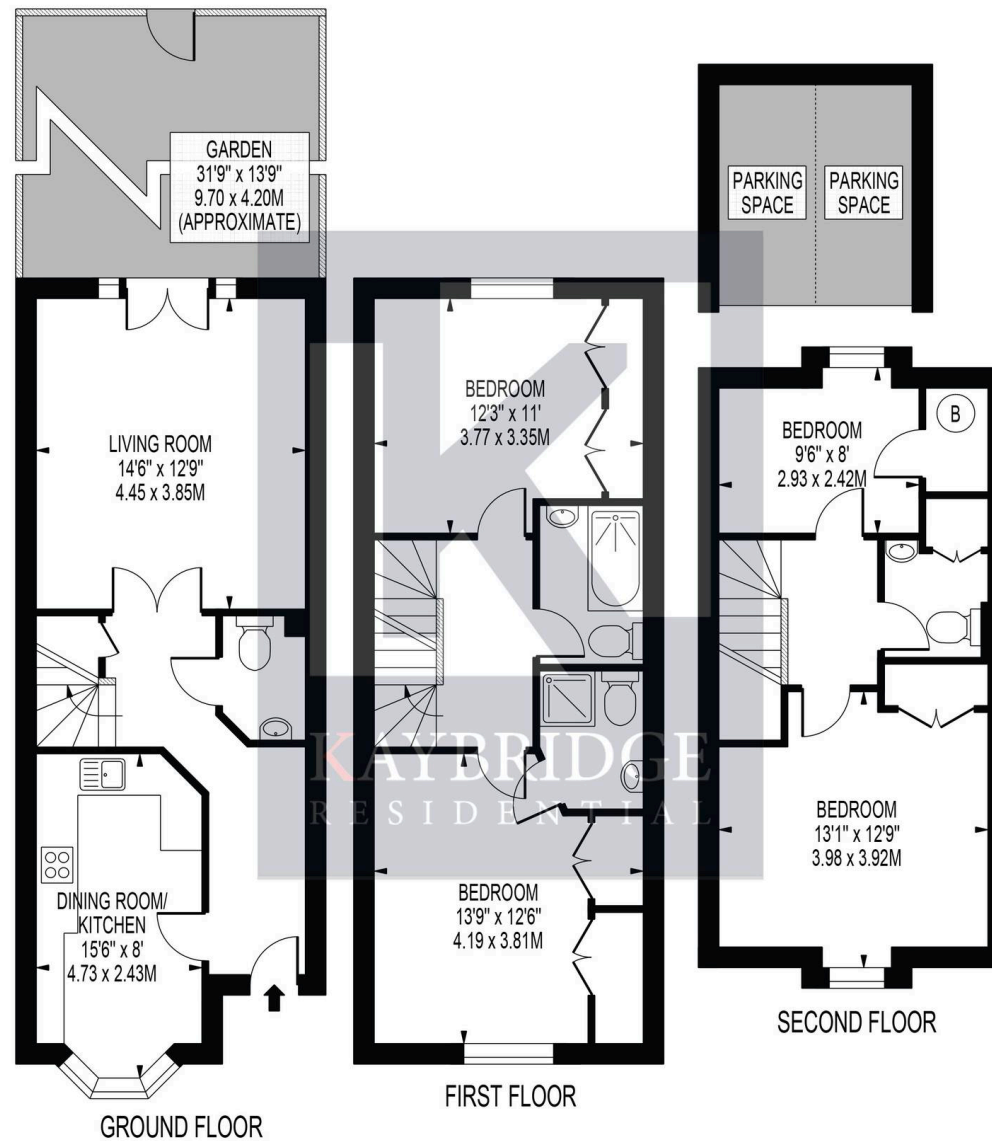
EPC Environmental Impact Rating: D





SILVERGATE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1243 SQ FT - 115.48 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 • 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 layout. Prospective buyers are advised to