



Sparrow Farm Road

Epsom

In Excess of £675,000



Sparrow Farm Road

Epsom

- Four bedroom end-terraced family home
- Extended
- Immaculately presented throughout
- Sought-after location close to good schools in Stoneleigh and Worcester Park
- Southerly facing landscaped garden
- Ensuite master bedroom
- Short walk to Stoneleigh Station and Broadway
- Conservatory
- Off-street parking and garage

Kaybridge Residential proud to present this extended 4- bedroom end-terraced family home, ideally located within the catchment area of some of the region's most highly regarded schools. Just a short walk from the sought-after Cuddington Park and only moments from the charming Stoneleigh town with mainline station, providing easy access to amenities and transportation links to London Waterloo., this property perfectly combines spacious living with modern convenience, offering an exceptional family lifestyle.

The ground floor greets you with a generous living room, leading to an expansive kitchen/diner/family room, which provides an ideal space for both entertaining and casual family living. On first floor, the property features three well-proportioned bedrooms and a family bathroom. Furthermore the loft has been converted into four bedroom with ensuite creating great master bedroom.



Step outside and discover a beautifully landscaped garden, offering a tranquil retreat for outdoor enjoyment. (Perfect for hosting gatherings or simply unwinding in the fresh air.) Whether you seek a peaceful sanctuary or a vibrant space for socialising, this property delivers on all fronts. Don't miss the opportunity to make this house your home and indulge in the comfort and convenience it has to offer. Further benefits include private off-street parking with double garage. With its spacious layout and prime location, this home is a must-see. An internal viewing is highly recommended to truly appreciate all that this fantastic family property has to offer.

Disclaimer

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.





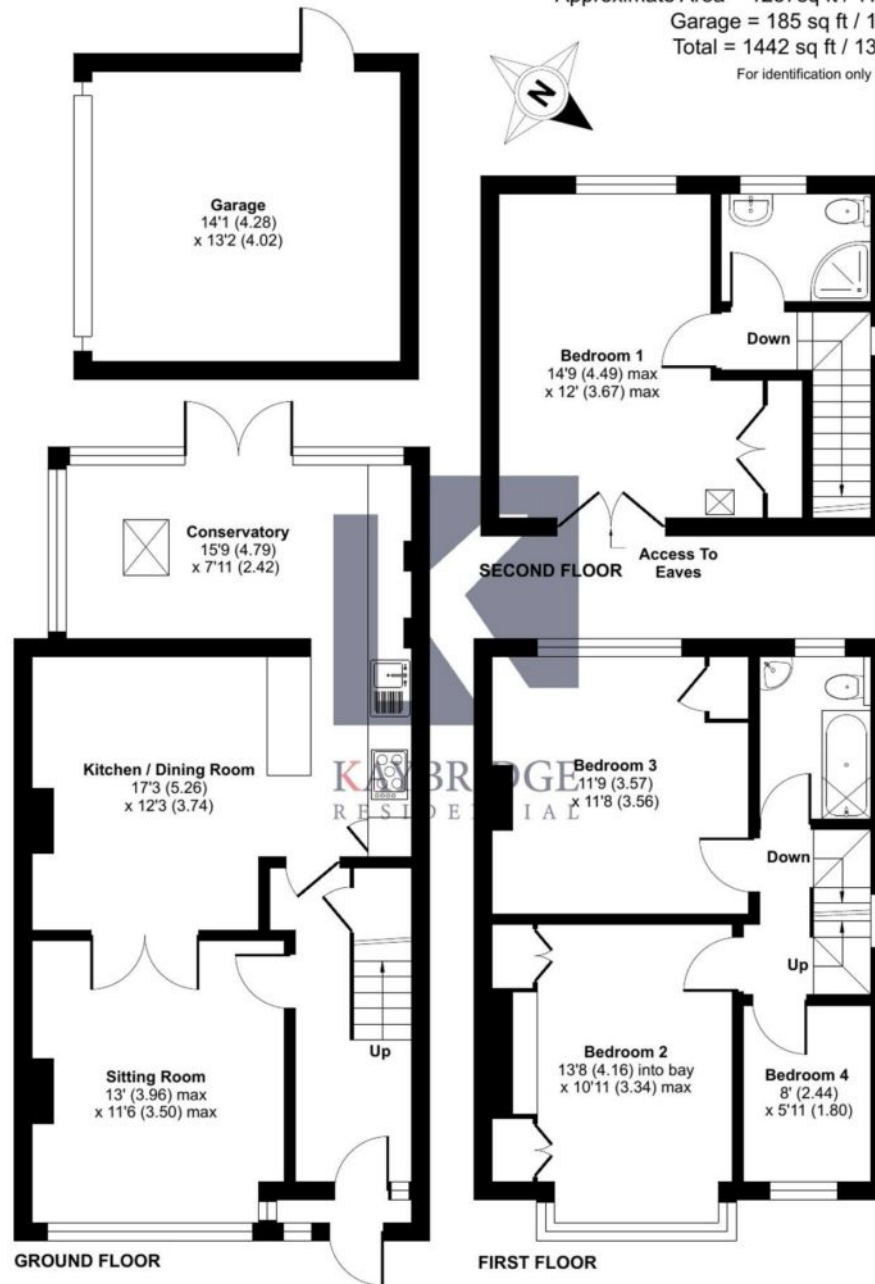
Sparrow Farm Road, Epsom, KT17

Approximate Area = 1257sq ft / 116.7 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1442 sq ft / 133.8 sq m

For identification only - Not to scale





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