

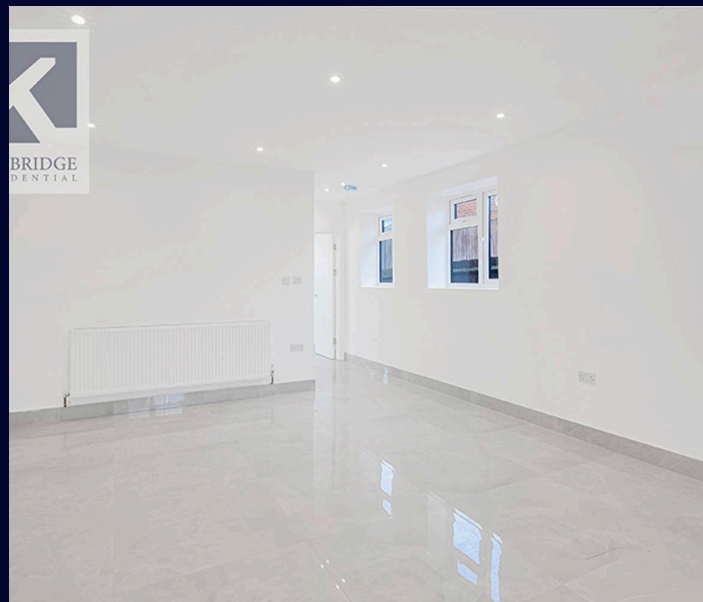
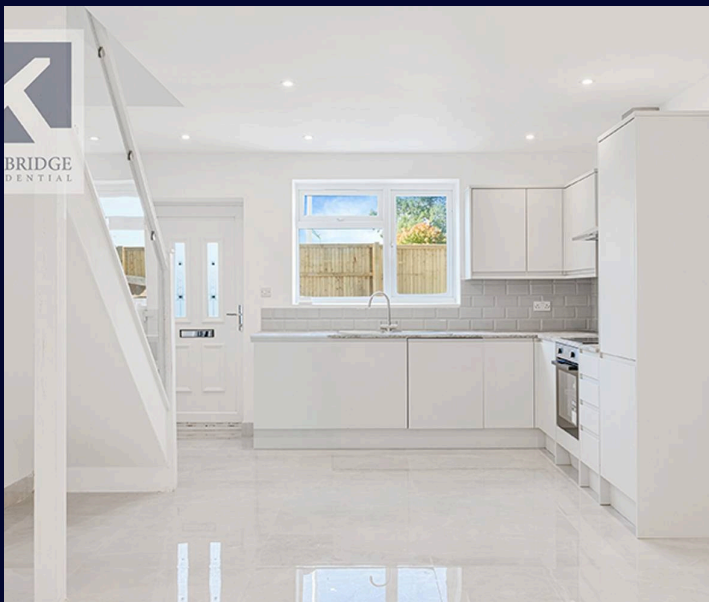


Cudas Close

Epsom

£600,000





## Cudas Close

### Epsom

- Three double bedroom new build home
- Detached
- Meticulously designed
- Close proximity to mainline station
- Short walk to well-regarded schools
- Ample off-street parking
- Two bathrooms
- Sought-after location

Introducing a meticulously designed, new build property that encapsulates modern living at its finest. This detached abode boasts a prime location within a sought-after area, offering the perfect combination of comfort and convenience.

Upon entering this three double bedroom home, one is greeted with a sense of elegance and style. The interior, designed with precision and care, exudes a contemporary charm that is sure to captivate any visitor. The property features two bathrooms, adding a touch of luxury and practicality for modern living. Situated in close proximity to the mainline station, commuting becomes a breeze for the new homeowners, providing easy access to various destinations. Additionally, a short stroll leads to well-regarded schools, ensuring educational needs are well catered for within the local community.

#### 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.

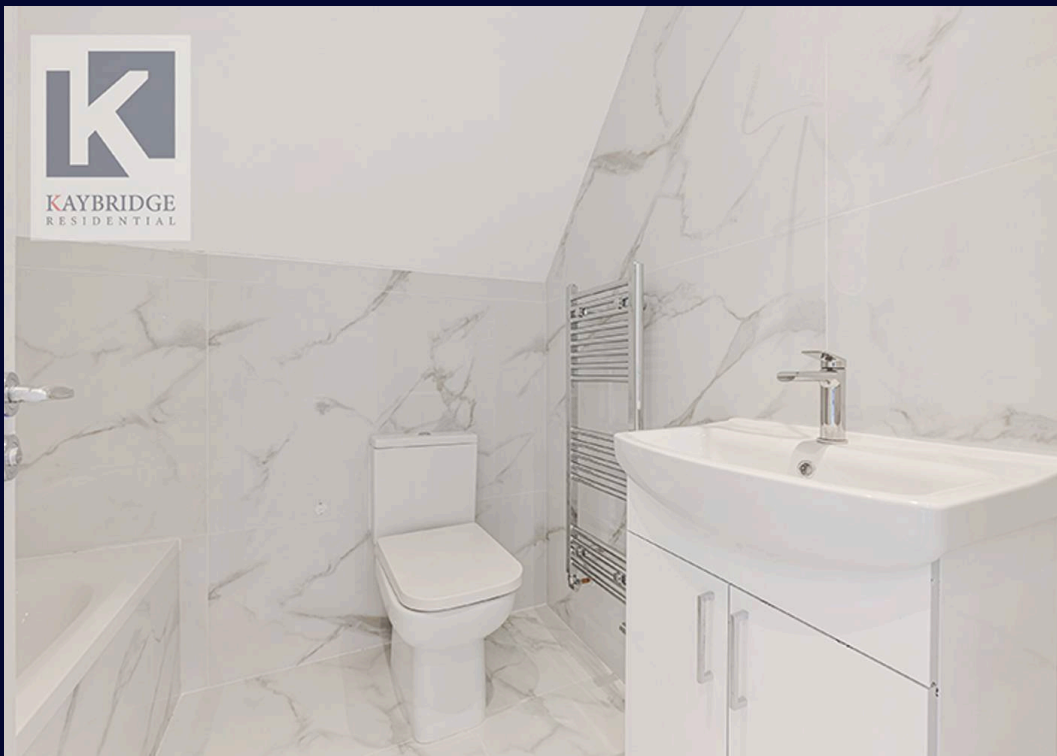
Kaybridge Residential accepts no responsibility for any loss or damage resulting from reliance on this information. All interested parties should ensure they have a full understanding of the property and associated matters prior to purchase.

**Council Tax band:** TBD

**Tenure:** Freehold





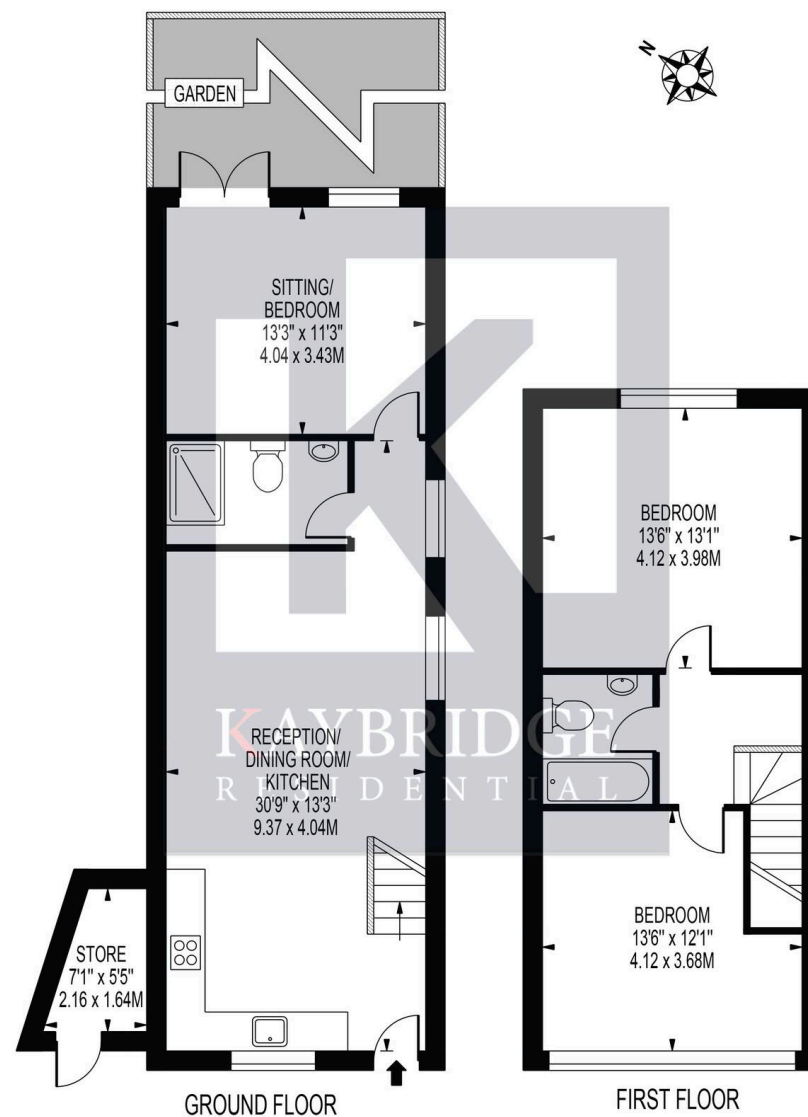




## CUDAS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 989 SQ FT - 91.92 SQ M  
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL AREA OF STORE: 30 SQ FT - 2.75 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.  
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