



Curtis Road

Epsom

£650,000



## Curtis Road

### Epsom

- Semi Detached Family Home
- Four Bedroom
- Entrance Hallway and D/s Cloakroom
- Study/Bed Four
- Close to transport links and amenities
- Good schools close-by

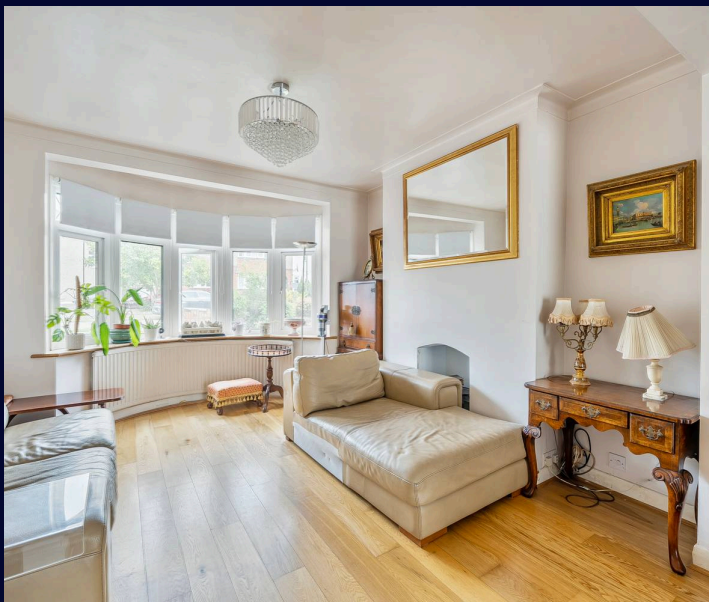
Positioned on a sought-after location, this four bedroom semi detached family home offering generously sized living space of 1184 sq ft which presents an exceptional opportunity for a growing family and private driveways providing ample off road parking for several vehicles. This home offers the perfect 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.

This beautifully appointed house has been the subject of multiple upgrades by previous owners and warrants immediate inspection to appreciate its well proportioned and versatile accommodation.

Downstairs offers a larger than average living area which flows into a significant open plan kitchen/dining area, there is also a downstairs wc and fourth bedroom. Upstairs offers three considerable size bedrooms with a food size family bathroom and loft space for storage. There is a good size rear garden.

Curtis road is a quiet residential road that is equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 17 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.



## 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

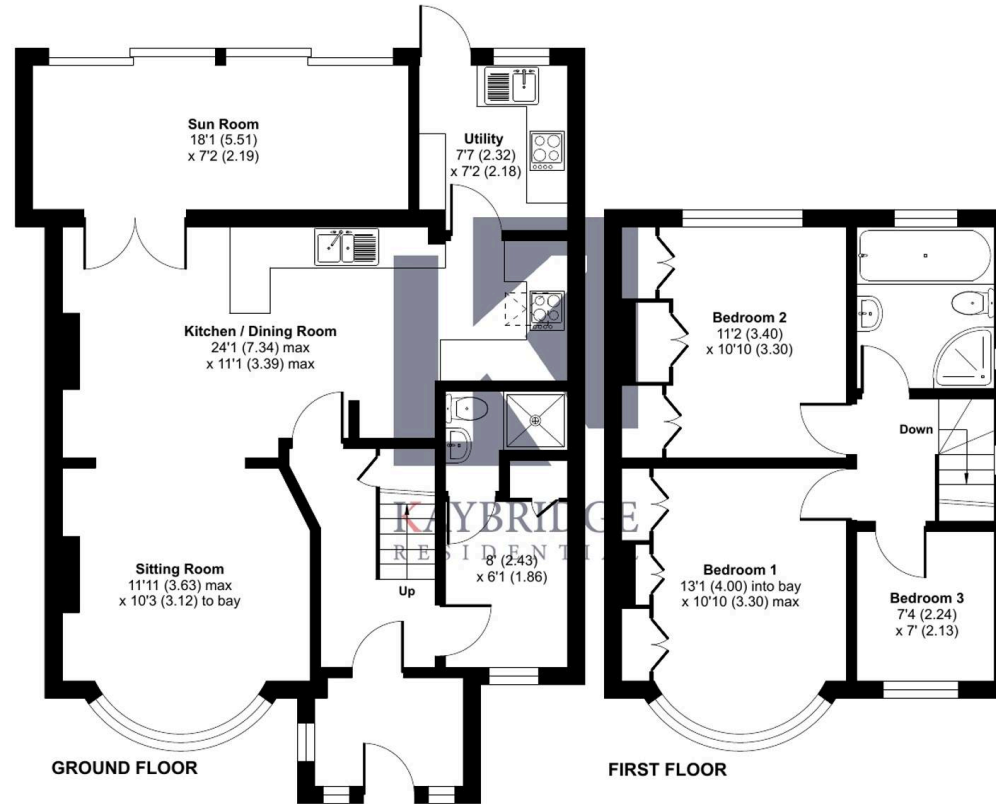




# Curtis Road, Epsom, KT19

Approximate Area = 1184 sq ft / 109.9 sq m

For identification only - Not to scale





## Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://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