



KAYBRIDGE
RESIDENTIAL



Clandon Close, Epsom, Surrey, KT17 2NH
£635,000

Clandon Close, Epsom, Surrey, KT17 2NH

- Four/five Bedrooms
- Sought After Location
- Two Reception Rooms
- Downstairs Shower W/C
- Within Catchment Area For Good Schools
- Close to Stoneleigh Train Station & shops
- Great Transport Links to London
- 90ft Westerly Facing Garden
- Semi Detached Chalet
- Located on a Cul de Sac

Situated on a well-regarded tree-lined road in a highly sought after area this well presented and spacious four / five bedrooms chalet styled semi-detached family home sits within 0.2 miles of Stoneleigh train Station, with Zone 5 rail service to London Waterloo.

This extended chalet four bedroom semi-detached home comprises a sizeable entrance hallway leading through to a spacious and bright living room, a separate dining room which opens on the garden/patio overlooking the secluded private rear garden, and a good sized kitchen/breakfast room.

In addition, you'll also find a modern bathroom and a home office/study room to the ground floor.

Upstairs are four generously proportioned bedrooms





with built in wardrobes next to a family bathroom which is as stylish as it is spacious.

The property benefits from a generous amount of off-street parking, and access to a single garage.

Local Area

The property is situated on the Stoneligh and Ewell borders which is conveniently situated only 0.6 miles from Stoneleigh Station which provides a direct link to London Waterloo in approximately 30 minutes. You are also in catchment and within close proximity to some 'good' and 'outstanding' Ofsted rated primary and secondary schools. Such as Nonsuch Primary, Ewell Grove primary and Glyn High School.

The property provides great access to the A240 into Kingston, Surbiton, A3 into Central London as well as the A243 leading on to the M25.

Disclaimer

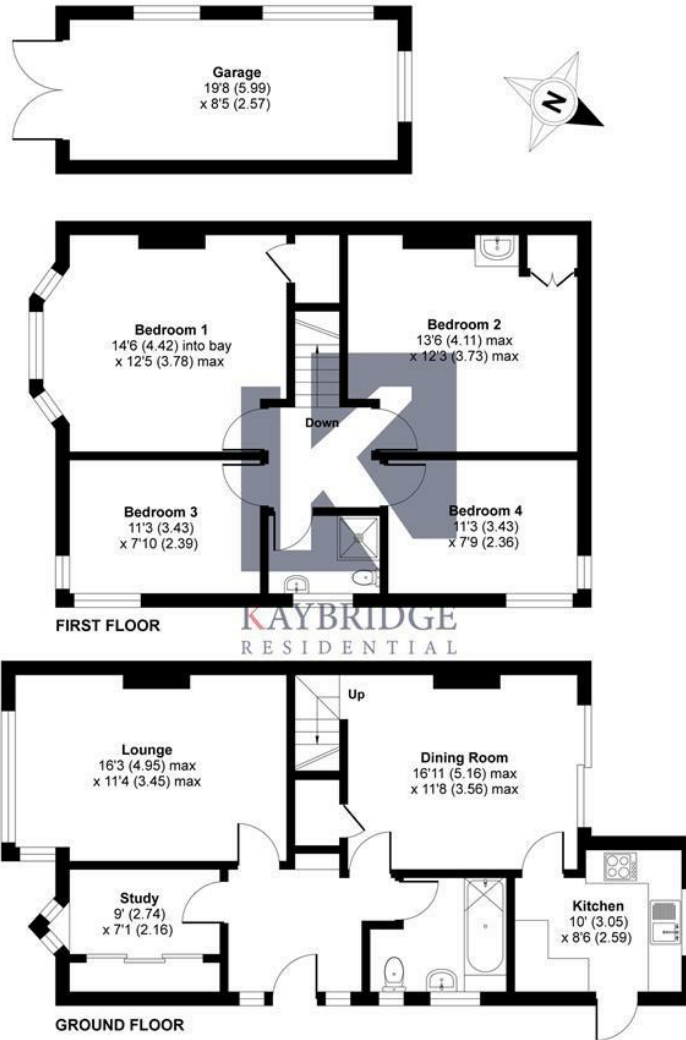
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Clandon Close, Epsom, KT17

Approximate Area = 1496 sq ft / 139 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 617049

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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