



2 Holland Close, Epsom
Epsom

Guide Price **£795,000**



2 Holland Close

Epsom, Epsom

Stunning semi-detached family home in private cul-de-sac with modern open plan kitchen, spacious bedrooms, south-facing garden, garage, potential to extend, and convenient location near schools and shops. Don't miss out, schedule a viewing today!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached, Four Bedrooms, Principal Ensuite
- Two Bathrooms & G/F Cloakroom
- No Chain
- Open Plan Kitchen Diner, Breakfast Bar
- Wrap Around South-facing Garden
- Walk to Primary Schools, Shops, Parks
- Potential to Extend (STPP)
- Garage with Electric Door & Driveway
- Water Softener Filtration System
- Private Safe Cul-De-Sac of just 7 Houses

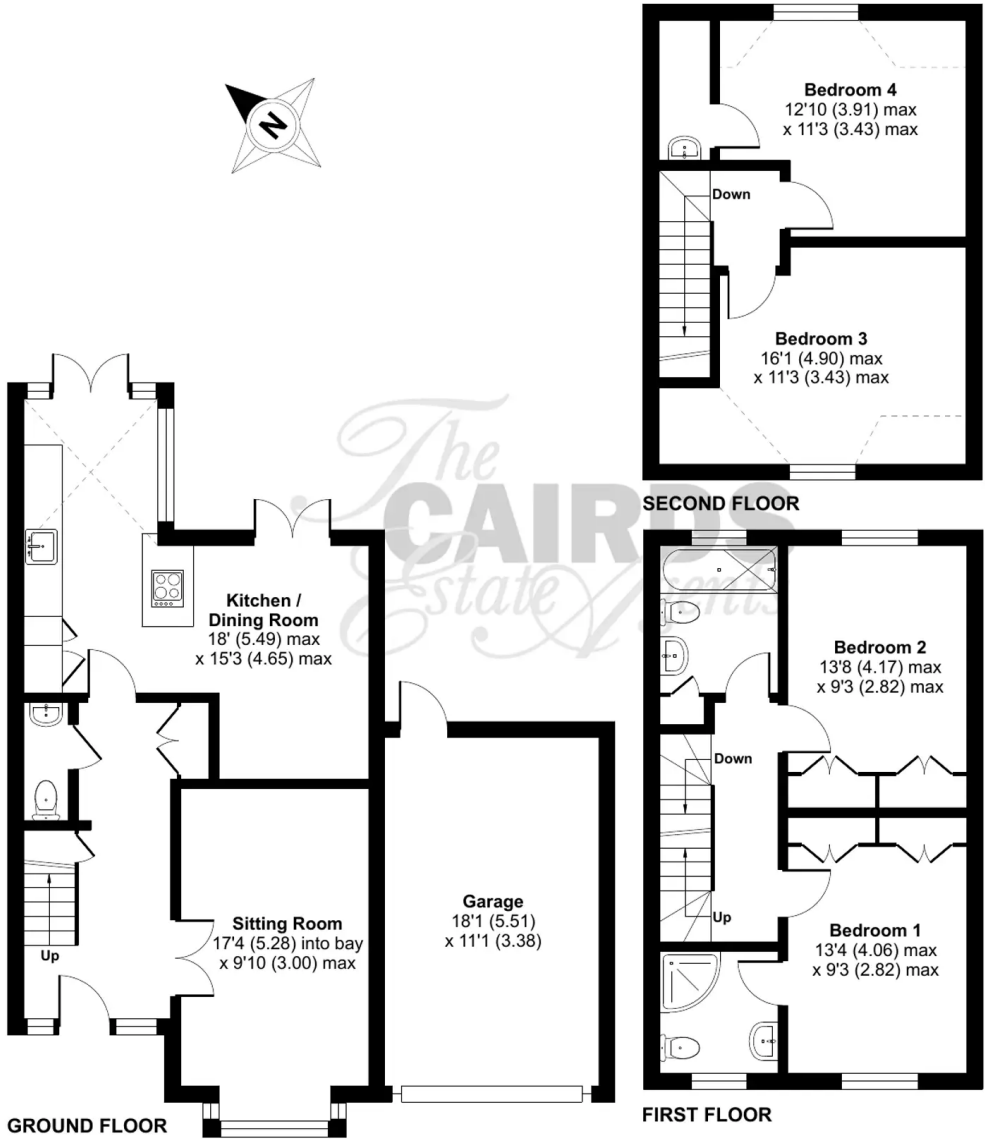


Holland Close, Epsom, KT19

Approximate Area = 1305 sq ft / 121.2 sq m
 Limited Use Area(s) = 49 sq ft / 4.6 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 1557 sq ft / 144.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Cairds. REF: 1122969





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