



**36 Bramble Walk, Epsom**  
Epsom

Guide Price **£550,000**



## 36 Bramble Walk

Epsom, Epsom

Charming 2-bed semi detached Character Cottage in Stamford Green Conservation Area, Epsom. Modern comforts, traditional features, open plan layout, garden, home office. Ideal for small families/professionals. Close to schools, train station, town centre. Desirable location. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Double Bedrooms
- Two Reception Rooms
- Modernised Fitted Kitchen & Bathroom
- Entrance Porch
- Feature Fireplaces
- Front & Rear Garden, Patio, Wired Home Office & Shed
- Stamford Green Conservation Area
- Sought-After Location Near Common & Town
- Character Semi Detached Cottage
- Easy Walk to Schools

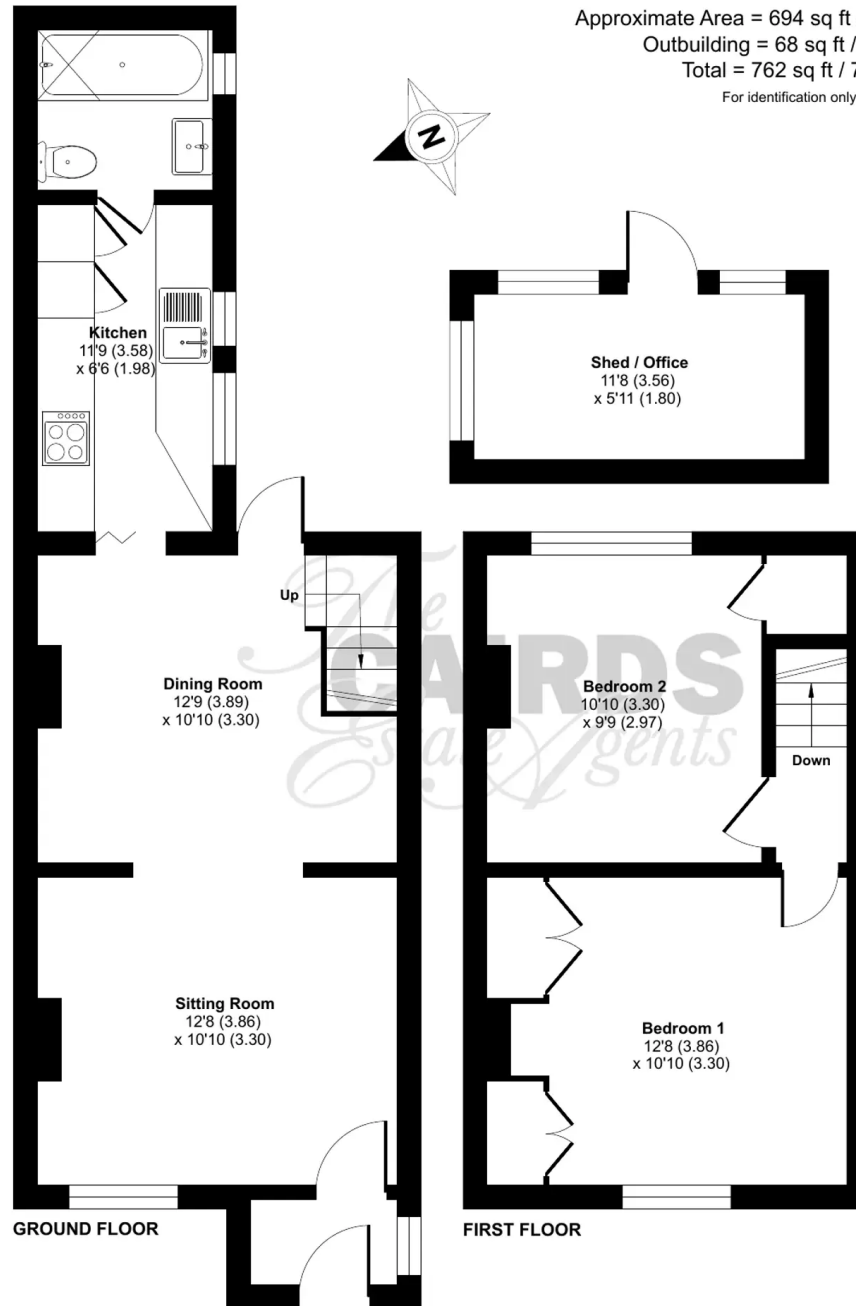
# Bramble Walk, Epsom, KT18

Approximate Area = 694 sq ft / 64.4 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 762 sq ft / 70.7 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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