



11 Church Road, Epsom
Epsom

Guide Price **£750,000**



11 Church Road

Epsom, Epsom

LOCATION - LOCATION - LOCATION. Stunning 3-bed Edwardian mid-terraced home in sought-after College Area. Large layout, modern kitchen, open plan living, 65ft rear garden. Nearby amenities, excellent schools. Ideal family home in prime location with potential for 4th bedroom. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

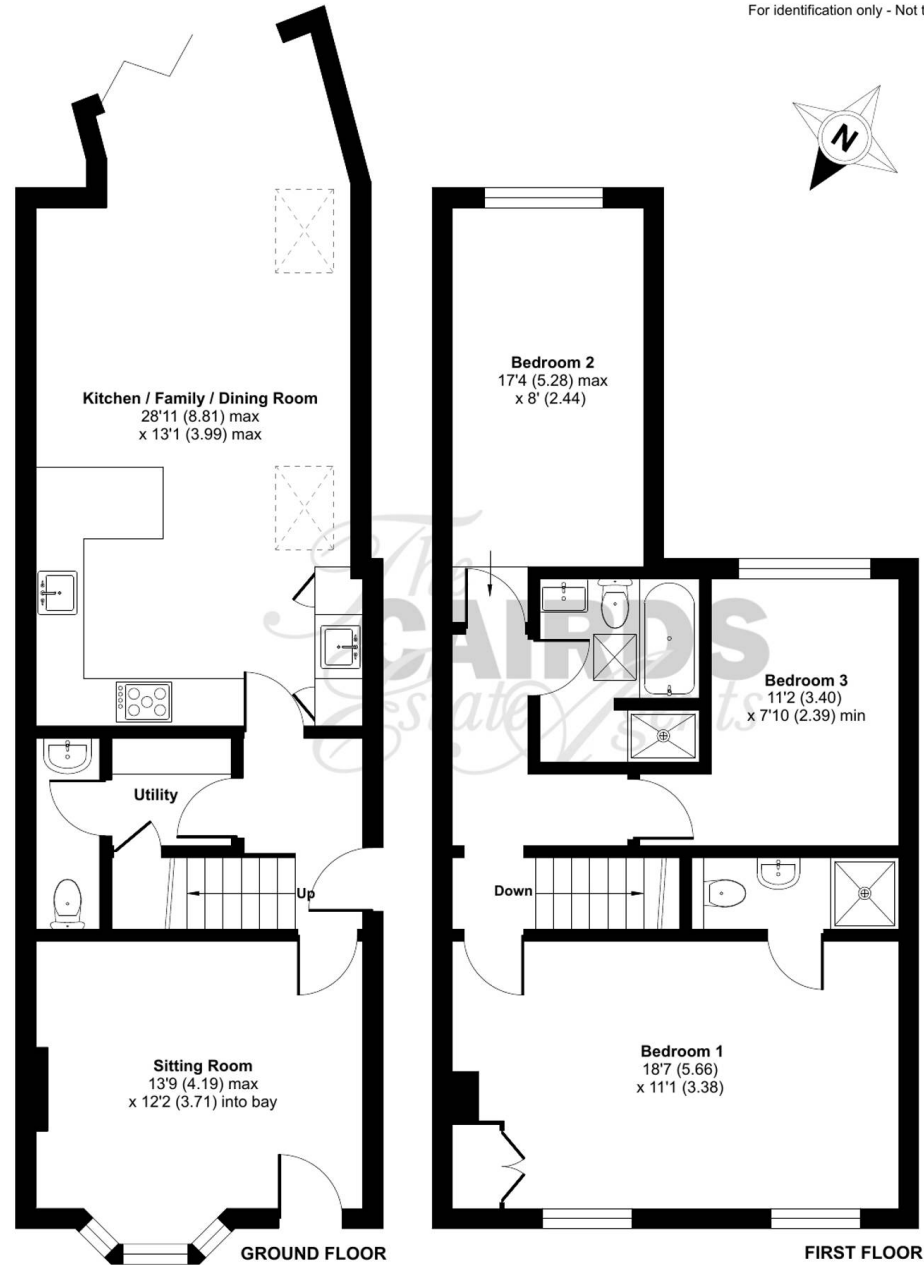
- Exceptionally Spacious Home
- Three Genuine Double Bedrooms
- Two Baths, One Ensuite
- Open Plan Living / Dining
- Heart Of The College Area
- 65ft Rear Garden & Patio
- Contemporary Kitchen w/ Underfloor Heating
- Potential for 4th Bed in Loft (STPP)
- Excellent School Catchment
- Walking Distance of Epsom Town Centre And Station



Church Road, KT17

Approximate Area = 1243 sq ft / 115.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for Cairds. REF: 1148897





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