



Walnut Close, Epsom

Guide Price £825,000



## Walnut Close

Epsom

Ideal 3-bed detached house in College Area of Epsom with no onward chain, Two receptions, conservatory, modern kitchen, garage, off-street parking, and secluded garden. Close to town centre and station. Not to be missed - book your viewing today!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Popular College Area of Epsom
- Two Reception Rooms
- Conservatory
- Three Bedrooms
- Bathroom
- Garage
- Off Street Parking
- Requiring Some Modernisation
- Close to Town Centre & Station



Nestled in the desirable College Area of Epsom, this 3-bedroom detached house presents an unmissable opportunity for those seeking a property to put their stamp on. Offered with no onward chain, this home provides the perfect canvas to create a bespoke living space tailored to your tastes. As you step inside, you are greeted by a spacious reception room that flows effortlessly into a conservatory, offering a seamless transition between indoor and outdoor living spaces. A family/dining room, modern kitchen and cloakroom complete the ground floor accommodation. On the first floor are three well-proportioned bedrooms and a family bathroom.

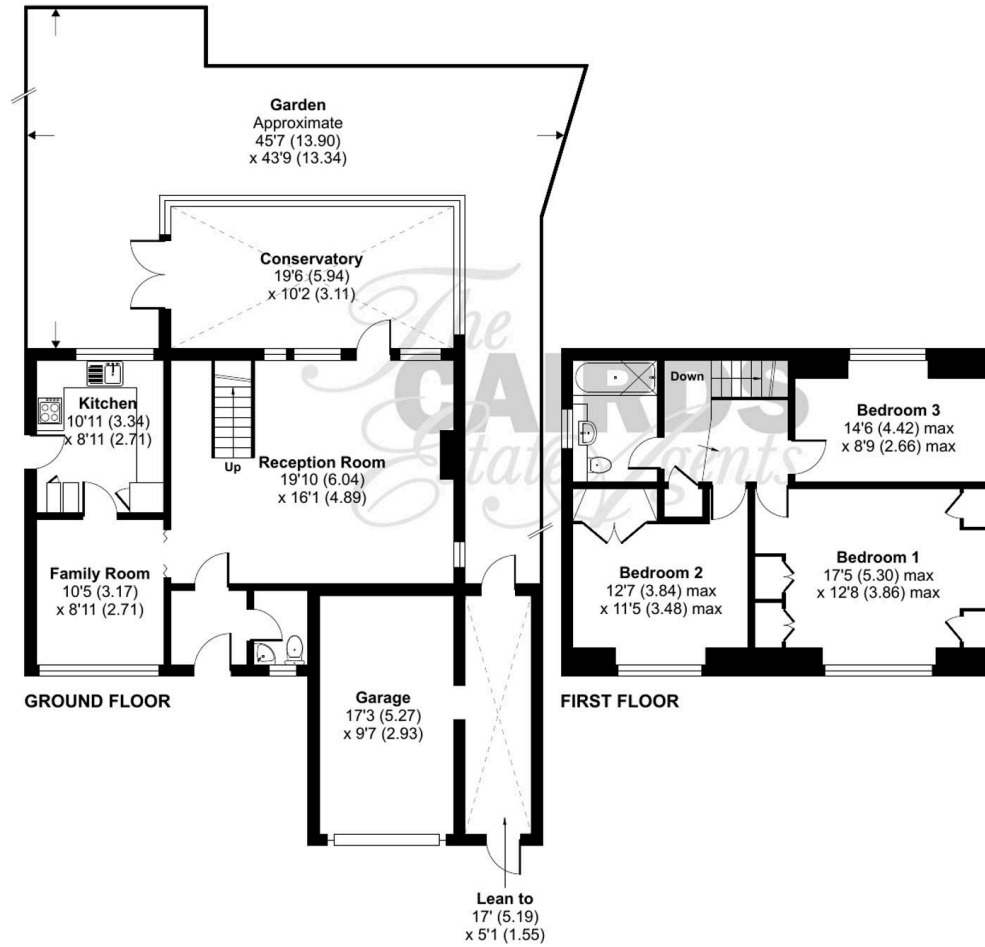
Outside, the property features an integral garage and driveway with off street parking, together with a delightful secluded rear garden, providing a private oasis for relaxation and entertaining guests during warm summer evenings.

Situated in a sought-after location, this home benefits from its proximity to the town centre and railway station, ensuring ease of access to local amenities and transport links. Don't miss the chance to make this property your own and create a home that perfectly suits your needs in a prime location within Epsom's coveted College Area.

# Walnut Close, Epsom, KT18

Approximate Area = 1443 sq ft / 134.1 sq m (excludes lean to)  
Garage = 165 sq ft / 15.3 sq m  
Total = 1608 sq ft / 149.4 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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