



Martlesham Avenue Road, Epsom

In Excess of £750,000





## Martlesham Avenue Road

Epsom

CHAIN FREE. PRIME LOCATION. Well-presented 3-bed semi-detached house close to Rosebery Park. Off-street parking. Private garden with beautiful Summerhouse. Short walk to Epsom Station, Town Centre, Rosebery Girls School and St Martin's Primary School. Potential to extend. Viewing highly recommended.

Council Tax band: F

Tenure: Freehold

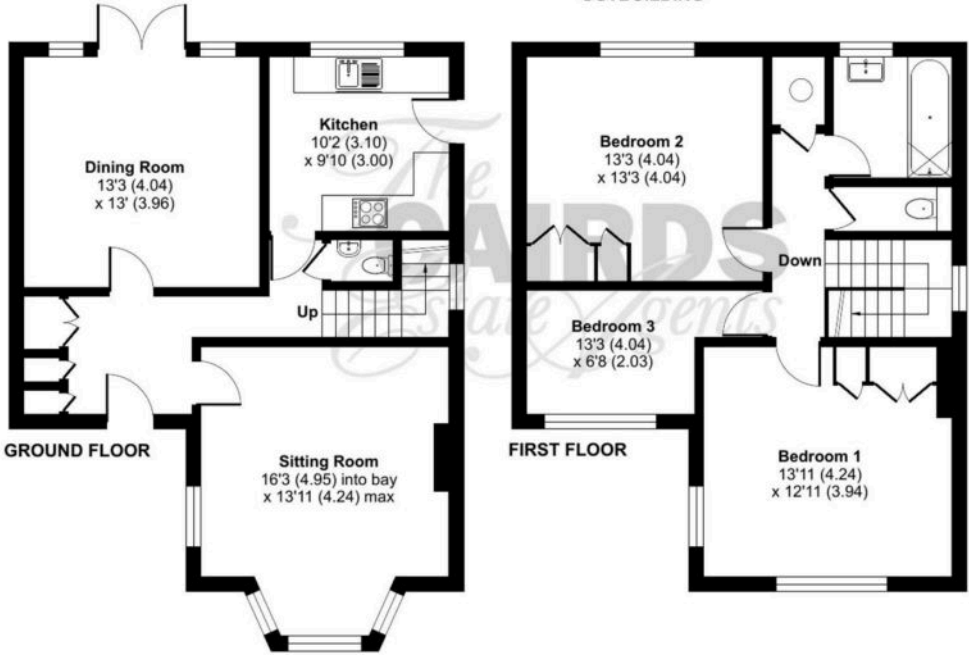
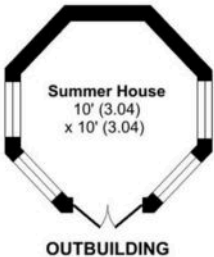
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Sought After Location
- Short Walk to Town Centre & Epsom Station via Rosebery Park
- Close to Rosebery Girls School and St Martins Primary School
- Off Street Parking
- Good Sized Private Garden with Delightful Summerhouse
- Spacious Lounge and Dining Room with French Doors to Garden
- Modern Family Bathroom Plus WC
- Recently Decorated and Double Glazing Throughout
- Potential to Extend Subject to Planning

Avenue Road, Epsom, KT18

Approximate Area = 1246 sq ft / 115.7 sq m  
Outbuilding = 83 sq ft / 7.7 sq m  
Total = 1329 sq ft / 123.4 sq m  
For identification only - Not to scale











## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • [homes@cairds.co.uk](mailto:homes@cairds.co.uk) • [www.cairds.co.uk](http://www.cairds.co.uk)