



**9 Eastway, Epsom**  
Epsom

Guide Price **£685,000**





## 9 Eastway

Epsom, Epsom

Immaculate 3-bed semi in cul-de-sac. Stylish, modern design w/open plan kitchen/dining/family room, well maintained garden, driveway with parking for 2. Central location near town & station. Rare find - call now!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Three Bedroom Semi-Detached
- Modernised Throughout
- Cul-De-Sac Location
- Open Plan Kitchen/Dining Family Room
- Stylish Schmidt Kitchen
- Reception Room
- Modern Bathroom
- Well Maintained Rear Garden With Artificial Grass Lawn
- Off Street Parking For 2 Vehicles
- Minutes Walk of Town Centre & Station



Nestled within a cul-de-sac location, this modernised three-bedroom semi-detached house offers the perfect blend of contemporary living and comfort. The property has been tastefully designed throughout, with a seamless flow between spaces. The highlight of the home is undoubtedly the open plan kitchen/dining/family room featuring a stylish Schmidt kitchen that exudes elegance with bi-fold doors onto the garden. The ground floor also comprises a delightful reception room, providing ample space for relaxation and entertaining. Upstairs, three well-proportioned bedrooms await, along with a modern bathroom completing the living quarters.

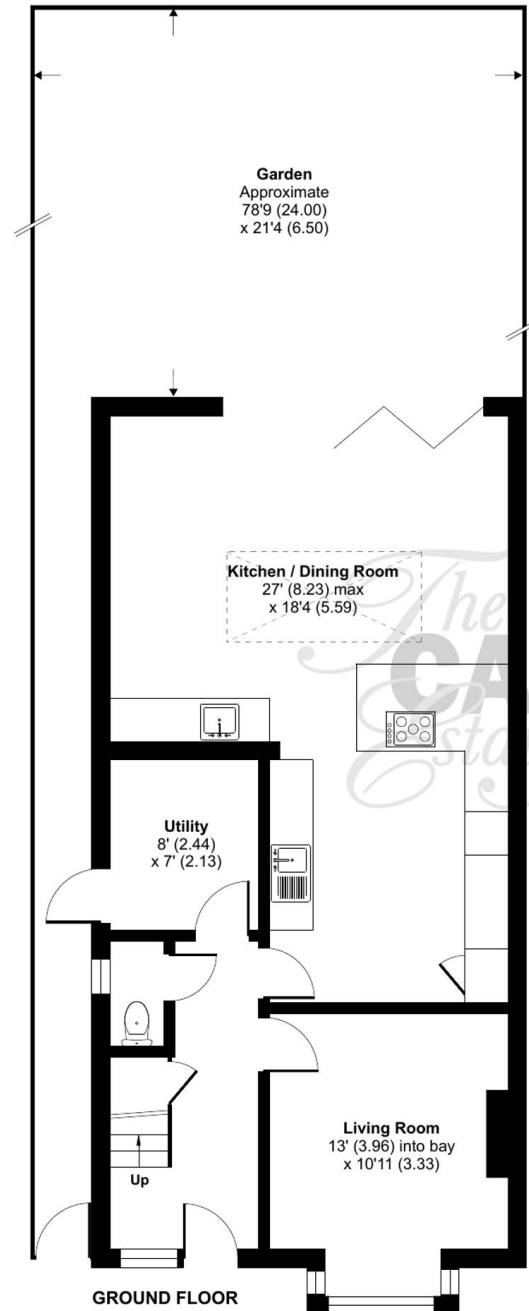
The outdoor area of this property is equally as impressive with a well-maintained rear garden boasting an artificial pet friendly lawn, ideal for outdoor gatherings and play. The property also benefits from a driveway providing off-street parking for two vehicles, ensuring convenience for residents and guests alike.

The property's location is a major draw, being just minutes away from the town centre and station providing practicality and convenience. This property is a rare find – ring to arrange your appointment today!

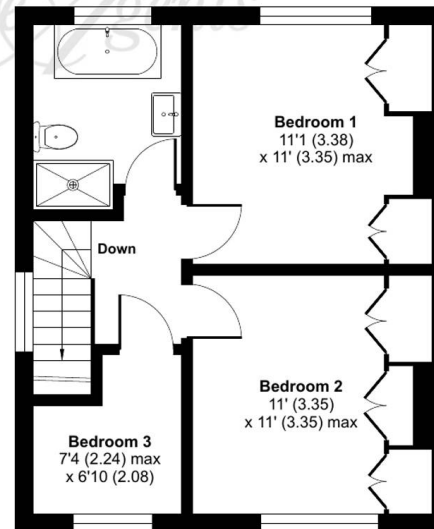
# Eastway, Epsom, KT19

Approximate Area = 1127 sq ft / 104.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024.  
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## Cairds The Estate Agents

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