



Church Side, Epsom

Prices From **£1,200,000**





## Church Side

### Epsom

Chain Free beautifully presented secluded location adjacent Epsom Common, close to town centre & station. Outstanding schools catchment, Oak flooring throughout, stunning contemporary kitchen/conservatory, sitting room with bi-fold doors to garden, four bedrooms, high-specification bathrooms & cloakroom. South-West facing mature garden, driveway parking for several vehicles, double garage with boarded loft.

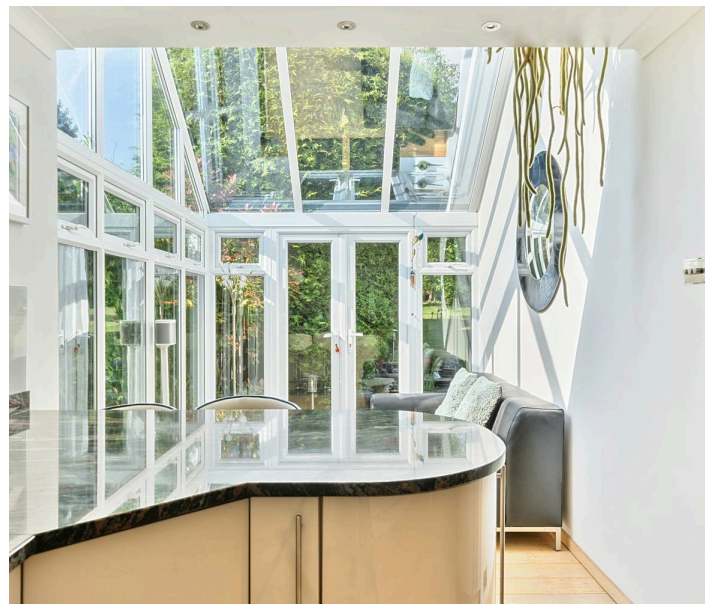
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Chain Free
- Secluded Location Adjacent Epsom Common
- Close To Town Centre & Station
- Outstanding Schools Catchment
- Stunning Contemporary Kitchen/Conservatory
- Sitting Room With Bi-Fold Doors To Garden
- Four Bedrooms
- High Specification Bathrooms and Cloakroom
- South West Facing Landscape Garden
- Double Garage and Boarded Loft



Nestled in a secluded location adjacent to Epsom Common, on a quarter of an acre plot, this beautifully presented 4 Bedroom Detached Bungalow offers a rare opportunity for a tranquil retreat.

The outside space of this property is equally impressive. Within an overall plot size of 11,216 sq.ft/1042.65 sq.m, to the rear there is a large, secluded (140ft/43m) garden. Featuring a well-kept lawn, with mature trees and bushes, two patio areas provide a private outdoor oasis for relaxation and entertainment. outside space of this property is equally impressive.

Chain-free and exuding modern elegance, the heart of the home is the spacious living room with bi-fold doors blending indoor and outdoor living spaces. A stylish contemporary kitchen leads into vaulted-ceiling conservatory creating light and space – a particular feature throughout this fabulous property.

Underfoot is oak flooring, with electric underfloor heating throughout, complementing the gas central heating. There are four well-proportioned bedrooms, the master bedroom being particularly large, with separate walk-in wardrobe, a stunning ensuite bathroom, with jacuzzi bath and wet-room shower. The outside space of this property is equally impressive.

To the rear, a large, secluded (140ft/43m) garden features a well-kept lawn, with mature trees and bushes offering a private outdoor oasis for relaxation and entertainment on the two patio areas. To the front an integral double garage provides secure parking and large boarded loft space, while a block-paved driveway can accommodate several vehicles with ease.

Situated within a stone's throw of Epsom Common, yet within a 15 minute walk of the town centre and station, this property combines privacy with accessibility for the discerning buyer. The combination of a peaceful location, fabulous accommodation, a well-maintained garden and ample parking options make this property a rare opportunity in this much sought-after area.

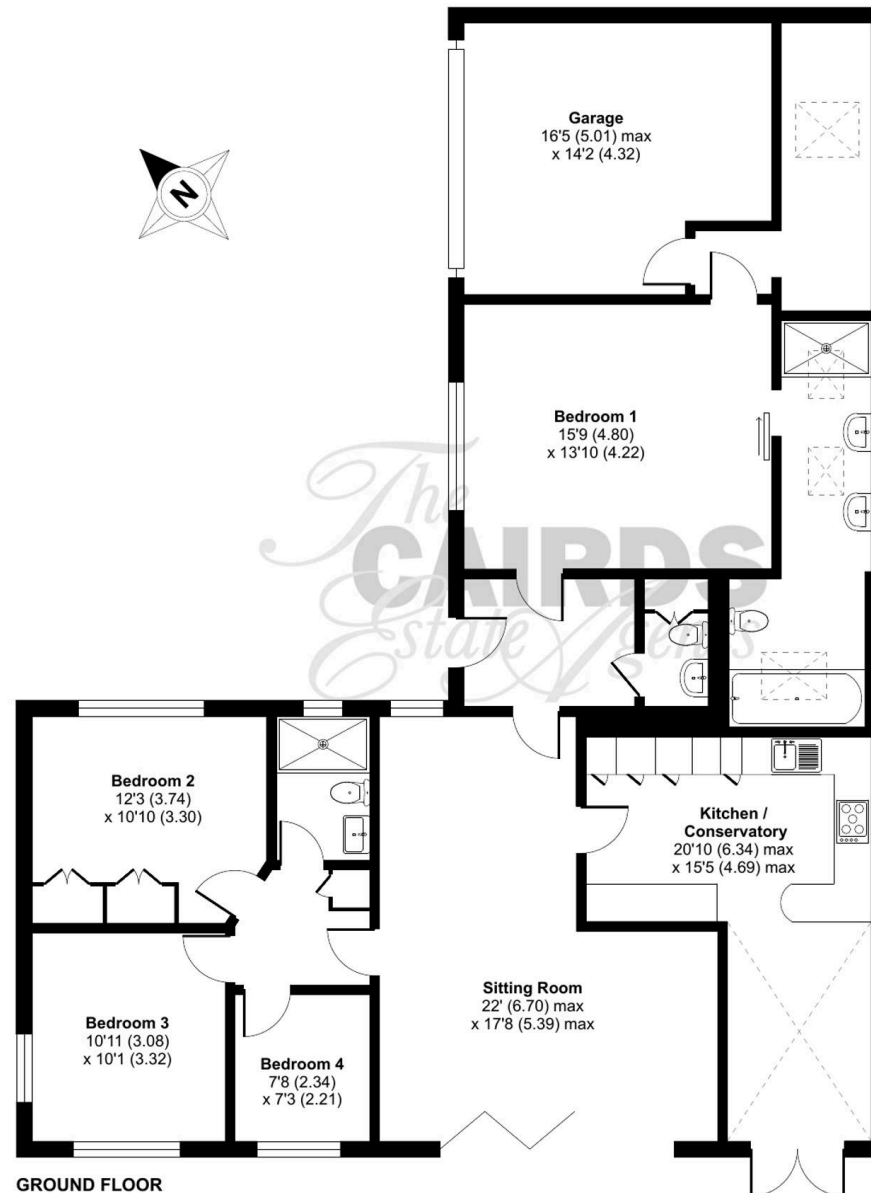
## Church Side, Epsom, KT18

Approximate Area = 1519 sq ft / 141.1 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1730 sq ft / 160.7 sq m

For identification only - Not to scale











## Cairds The Estate Agents

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