



Brettgrave, Epsom

Offers Over £650,000



## Brettgrave

Epsom

Fabulous 3-bed semi-detached house near town centre & station. Stylish open plan kitchen/diner, en-suite bedroom, private garden with spacious cabin/bar & off-street parking for 3/4 cars. Convenient & stylish living space in popular location - book your appointment now! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Spacious Semi-Detached
- Well Presented
- Three Double Bedrooms
- En-Suite Shower Room
- Modern Open Plan Kitchen/Diner
- Good Size Reception
- Cloakroom
- Rear Garden With Wooden Cabin/Bar & Astro Turf Lawn
- Off Street Parking For 3/4 Cars
- Close To Town Centre & Station



Introducing a remarkable opportunity to acquire this superbly presented 3-bedroom semi-detached house, conveniently situated near the town centre and station. This fabulous home exudes a sense of comfort and style, offering an exceptional living environment for discerning buyers seeking both spaciousness and convenience.

Upon entering the property, one is greeted by a generously proportioned interior exuding an ambience of warmth and contemporary elegance. The well-designed layout features a spacious open plan kitchen/diner with underfloor heating, ideal for modern living and entertaining guests, boasting sleek cabinetry, quality appliances and ample space for meal preparation. The adjacent good size sitting room provides a versatile space for relaxation and socialising.

The property comprises three double bedrooms over two floors, each tastefully decorated and offering a peaceful retreat for rest and relaxation. One of the bedrooms benefits from an en-suite shower room, enhancing the comfort and convenience of the living space. A further family bathroom ensures that residents have all the necessary amenities for modern living. Other notable features of this impressive property include a convenient cloakroom, providing additional functionality to the living space.

The rear garden is a private oasis, featuring a spacious wooden cabin with bar, perfect for outdoor entertaining, and an easy-to-maintain astro turf lawn, offering a green and tranquil setting for relaxation. Furthermore, the property boasts off-street parking for 3-4 cars, ensuring that residents have ample space for vehicles and guest parking.

The proximity to the town centre and station enhances the property's appeal, providing easy access to a range of amenities, shops, and transport links for convenient commuting and leisure activities.

In summary, this beautifully presented 3-bedroom semi-detached house offers a rare opportunity to acquire a stylish and comfortable living space in a popular location – call us today to book your appointment!



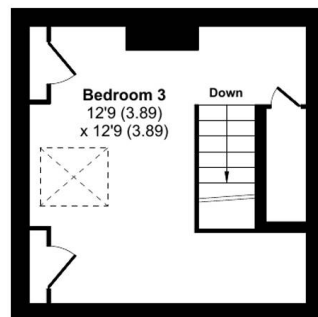
## Brettgrave, Epsom, KT19

Approximate Area = 1030 sq ft / 95.6 sq m

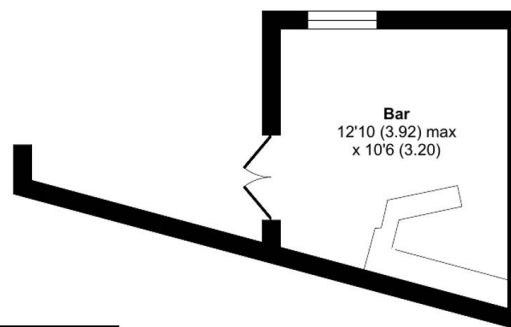
Outbuilding = 120 sq ft / 11.1 sq m

Total = 1150 sq ft / 106.7 sq m

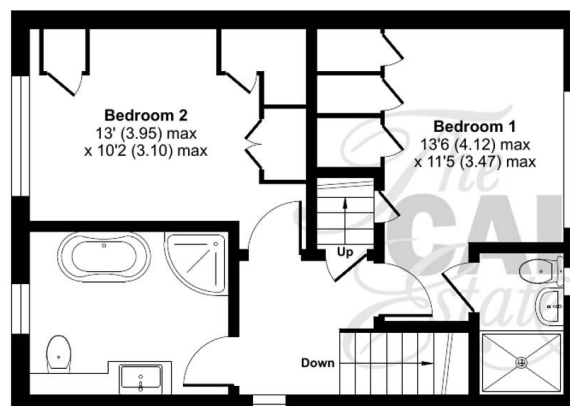
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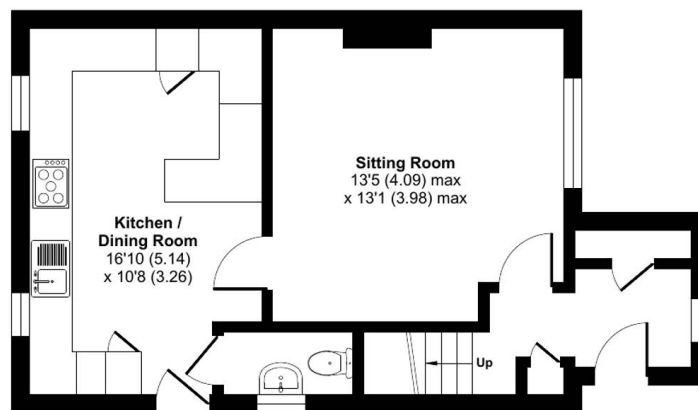
SECOND FLOOR



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2025.  
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## Cairds The Estate Agents

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