



Eastdean Avenue, Epsom

Guide Price **£775,000**





## Eastdean Avenue

### Epsom

Chain-free 4-bed semi-detached chalet boasting spacious double bedrooms, 3 bathrooms, open-plan living, modern kitchen, utility area, and off-street parking for 2/3 vehicles. Convenient location near schools, amenities, and green spaces. Ideal for modern family living.

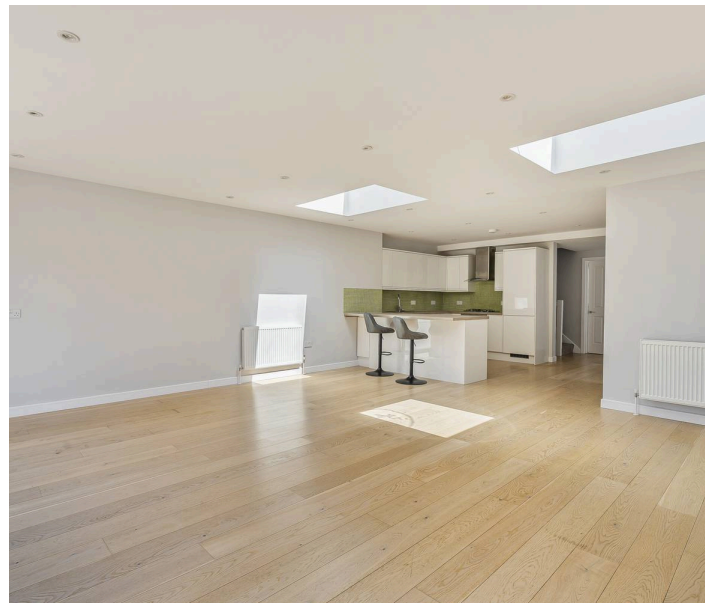
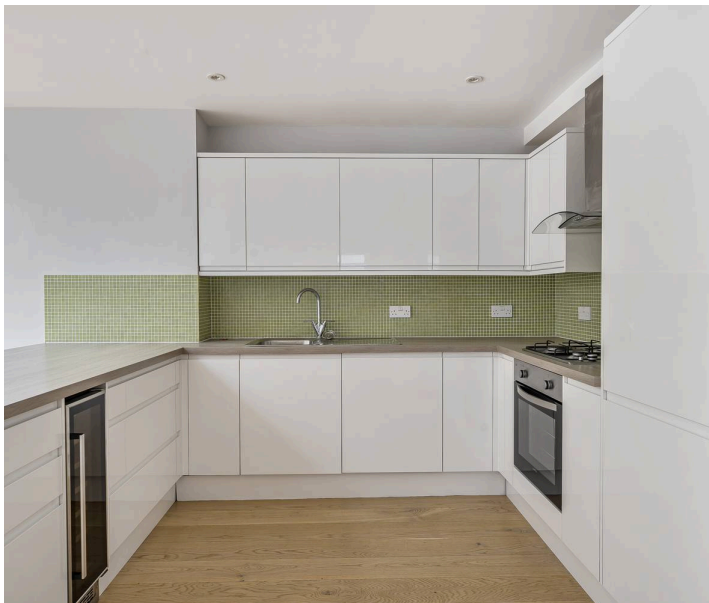
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Chain Free
- Extended Semi-Detached Chalet Bungalow
- Four Double Bedrooms
- Three Bathrooms
- Sought After Location
- Catchment Area For Excellent Schools
- Open Plan Living
- Utility
- Off Street Parking
- 15 Min Walk To Town Centre & Station



Presenting a chain-free spacious 4-bedroom semi-detached chalet bungalow featuring an impressive extension, this contemporary home offers a versatile living environment ideally suited to modern family life.

Boasting four generously proportioned double bedrooms and three well-appointed bathrooms, this property is a rare gem located in a sought-after area within the catchment area of outstanding schools.

The ground floor seamlessly blends an open-plan living area with a modern well-appointed kitchen, ideal for culinary enthusiasts and entertaining guests alike. In addition are the two ground floor bedrooms and a modern family bathroom further enhancing the comfort and functionality of the home, together with a convenient utility area adding to the practicality of daily living.

On the first floor the property continues to impress with two further spacious bedrooms both with en-suite bathrooms, one featuring a Juliet balcony overlooking rear garden. Convenience is key, with off-street parking for 2/3 vehicles ensuring parking headaches are a thing of the past, together with shared access to the side. To the rear of the garden there may be the possibility of introducing access via a service road and the potential to erect a garage, subject to the necessary planning permission.

Situated within a 10-15 minute walk to the town centre and station, commuting is a breeze, while leisurely strolls to Epsom Common promise tranquillity and relaxation right on your doorstep.

In summary, this extended semi-detached chalet bungalow offers a practical and well-designed living space for those seeking a contemporary residence in a prime location with access to amenities, schools, and green spaces. With its blend of style, functionality, and location, this property presents an enticing opportunity to make a house a home.



## Eastdean Avenue, Epsom, KT18

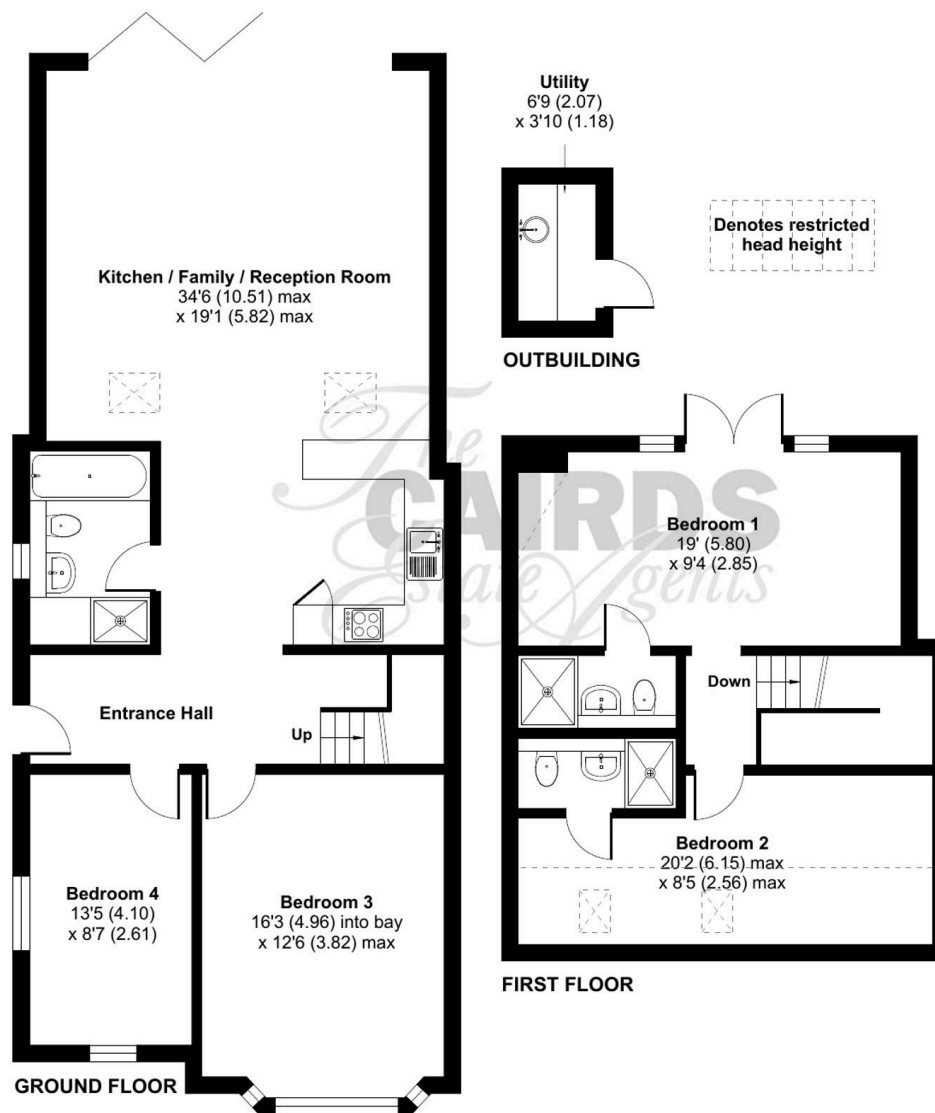
Approximate Area = 1396 sq ft / 129.6 sq m

Limited Use Area(s) = 87 sq ft / 8 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 1509 sq ft / 140 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)