



Hylands Close, Epsom

In Excess of **£1,250,000**



Hylands Close

Epsom

Exceptional 4-Bed Detached Home in peaceful cul-de-sac. Spacious Kitchen/Breakfast, inviting Reception Rooms. 4 bedrooms, 3 en-suites. Lux master suite, utility room, conservatory with bi-fold doors to landscaped garden. Off-street parking. Close to town centre and station. Contact us to view!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Cul-De-Sac Location
- Kitchen/Breakfast Room
- Stunning Conservatory
- Spacious Receptions
- Master Bed With Vaulted Ceiling & Juliet Balcony
- Three En-Suites
- Utility
- Large Landscaped Garden
- Off Street Parking For 2/3 Cars
- Stones Throw From Town Centre & Station



Introducing an exceptional 4-Bedroom Detached Home, tucked away in a peaceful cul-de-sac, combining style, comfort, and practicality.

Inside, the spacious Kitchen/Breakfast Room is perfect for cooking and gathering, while the inviting Reception Rooms sets the stage for both relaxation and entertaining.

The property features four well-proportioned bedrooms, three of which have their own en-suites. The luxurious master suite stands out with its vaulted ceiling and Juliet balcony, adding a touch of elegance. A utility room and downstairs W.C. provide everyday convenience.

A highlight of this home is the beautiful conservatory, complete with electric blinds and bi-fold doors, opening onto a large landscaped garden—ideal for enjoying both indoor comfort and outdoor space. Off-street parking for 2–3 cars adds further practicality.

Perfectly located close to the town centre and station, you'll enjoy easy access to shops, amenities, and excellent transport links.

Contact us today to schedule your viewing!

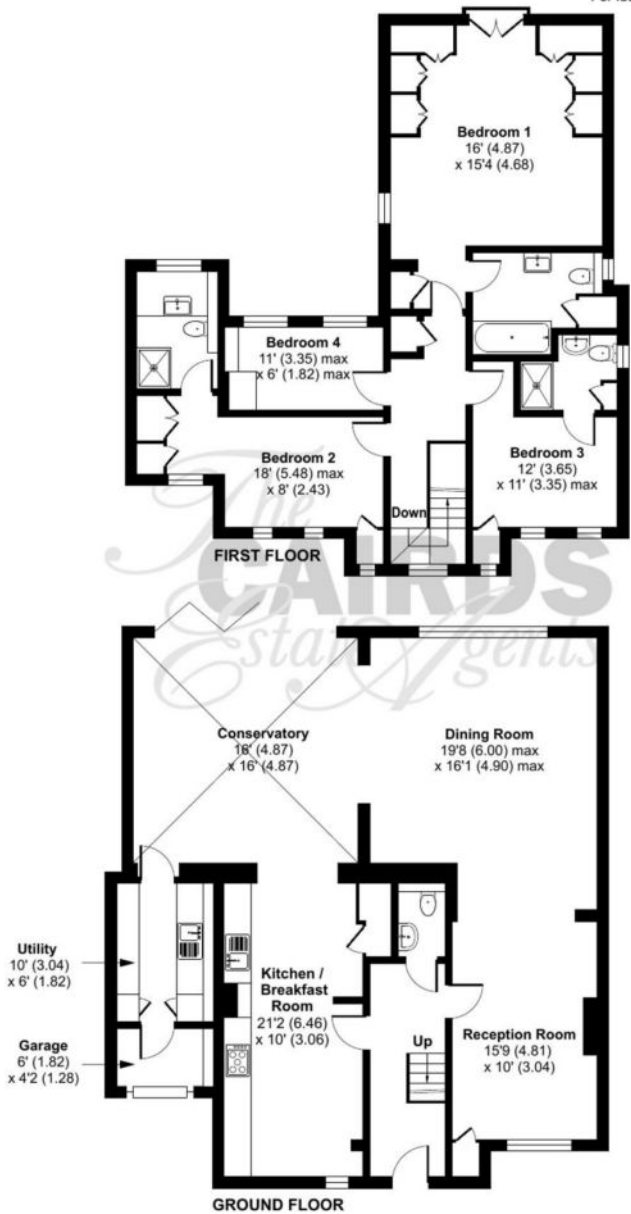
Hylands Close, Epsom, KT18

Approximate Area = 2090 sq ft / 194.1 sq m

Garage = 26 sq ft / 2.4 sq m

Total = 2116 sq ft / 196.5 sq m

For identification only - Not to scale







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