



Copse Edge Avenue, Epsom

Guide Price £1,250,000



Copse Edge Avenue

Epsom

This 4-bed detached house in the College Area offers spacious living with a kitchen/dining/family room, two further receptions, en-suite master, large rear garden, 2 workshops, garage, and driveway. Perfect blend of comfort and convenience, ideal for families and professionals.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Quiet Private Road In Popular College Area
- Spacious Kitchen/Dining/Family Room
- Two Further Generous Receptions
- Master With En-Suite
- Cloakroom With W.C.
- Two Workshops & Greenhouse
- Garage
- Large South-West Facing Garden
- Driveway Parking For Several Vehicles
- Close To Park, Epsom Town Centre & Station



Nestled in a quiet private road in the highly sought-after College Area, this impressive 4-bedroom detached house boasts an ideal blend of space and style.

The property welcomes you into a generous hallway leading to a sitting room and separate family room. The centre piece of this delightful home is the spacious kitchen/dining/family room, perfect for creating culinary masterpieces and hosting gatherings. Upstairs, you'll find four well-proportioned bedrooms, with the master bedroom featuring an en-suite for added convenience. Additionally, a family bathroom and downstairs W.C. cater to the needs of a busy household.

Outside, the property offers a large, meticulously maintained, south-west facing rear garden, providing a picturesque backdrop for outdoor activities and relaxation. A summerhouse (with power) opens onto a patio area providing additional outdoor living space. Whether you're looking to host a summer barbeque or enjoy a quiet morning coffee, the garden offers a versatile space to suit your needs. Two workshops (with power and light) and a garage add practicality to the outdoor area, whilst parking is made easy with driveway space for several vehicles, making this property a desirable find for families and professionals alike.

This property truly offers the best of both worlds - a serene escape within a short walk of Alexandra Park and easy reach of excellent schools and urban conveniences. Don't miss the opportunity to make this home your own and experience the perfect balance of comfort and functionality in a prime location.

Copse Edge Avenue, Epsom, KT17

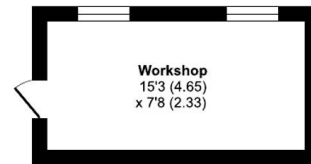
Approximate Area = 389 sq ft / 153.6 sq m

Garage = 114 sq ft / 10.5 sq m

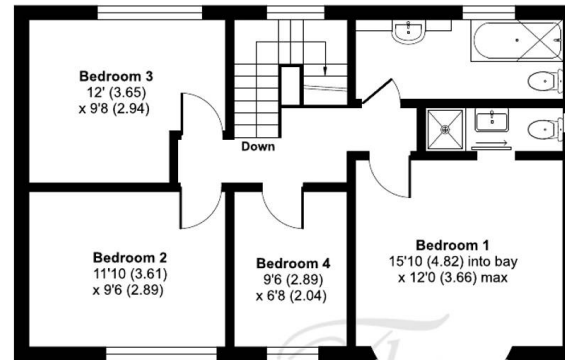
Outbuildings = 389 sq ft / 36.1 sq m

Total = 2157 sq ft / 200.2 sq m

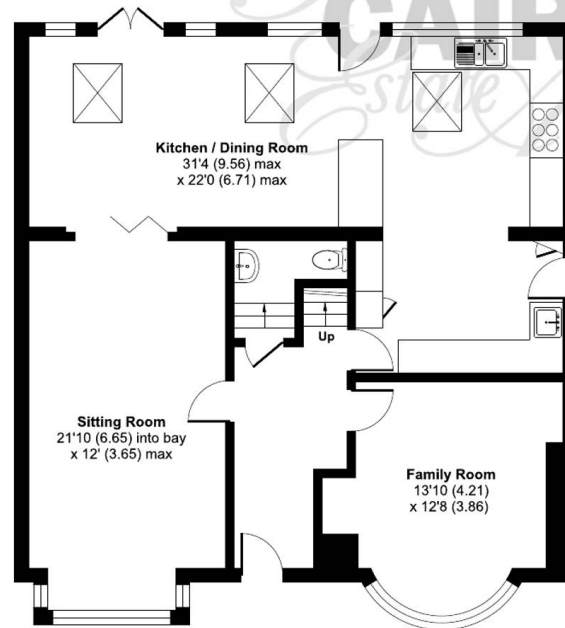
For identification only - Not to scale



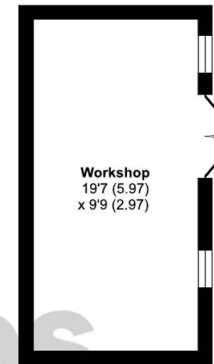
OUTBUILDING 2



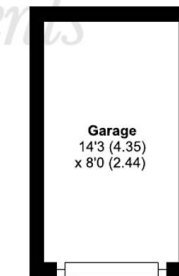
FIRST FLOOR



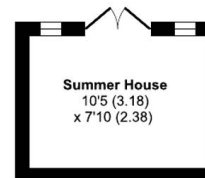
GROUND FLOOR



OUTBUILDING 1



GARAGE



OUTBUILDING 3





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