



43 Copse Edge Avenue, Epsom
Epsom

In Excess of **£1,125,000**



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Epsom

Imposing 4-bed semi-detached house in Epsom College Area. Modern comforts blend with timeless elegance. Spacious & stylish kitchen/diner, 2 receptions, study & utility. Landscaped garden, and off street parking. Close to Wallace Fields Primary School, transport links, and amenities. Not to be missed! Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Large Semi Detached House With Ability to Extend Under Permitted Development
- Popular Private Road In The College Area of Epsom
- Four Bedrooms, Master with Fitted Wardrobes
- Modern Family Bathroom
- Spacious Stylish Kitchen Diner with High End Appliances
- Two Further Reception Rooms
- Seperate Study
- Utility Room and Seperate Downstairs WC
- Large Internal Sliding Doors
- Landscaped Large Garden



Nestled in the heart of this highly sought-after private road in the College Area of Epsom, this impressive 4-bedroom semi-detached house with potential for a large loft conversion under permitted development offers an enviable mix of modern comfort and timeless elegance.

The generously proportioned property boasts a master bedroom complete with fitted wardrobes, alongside three additional bedrooms ensuring abundant space for family and guests alike. The spacious and stylish kitchen diner with ceiling lantern and bi-fold doors, features a culinary island and high-end appliances, serving as the focal point of family gatherings. Two further reception rooms and a separate study offer versatile living options, while the utility room, modern family bathroom and downstairs WC enhance convenience and functionality.

Outside, the extensive landscaped rear garden provides an inviting communal family space featuring a generous patio ideal for al fresco dining, along with a rear terrace designed to enjoy the late evening sunlight. Whether enjoying a morning coffee on the patio or hosting a summer barbeque for friends and family, the outdoor space has been designed to enrich your living experience. To the front a driveway provides off street parking and an electric car charger, offering convenience for residents and visitors alike.

Well placed for Wallace Fields Primary School, local amenities, and excellent transport links, this is an opportunity not to be missed!

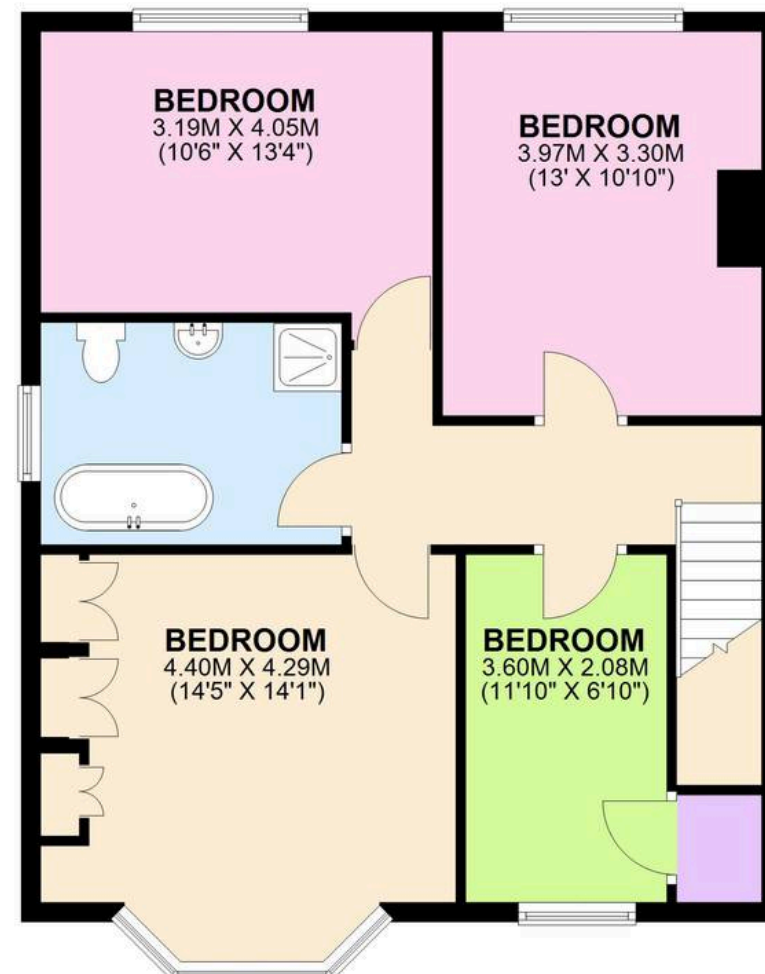
GROUND FLOOR

APPROX. 96.7 SQ. METRES (1040.9 SQ. FEET)



FIRST FLOOR

APPROX. 67.5 SQ. METRES (726.4 SQ. FEET)



TOTAL AREA: APPROX. 164.2 SQ. METRES (1767.3 SQ. FEET)





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