



Hylands Close, Epsom

Guide Price £900,000





## Hylands Close

Epsom

Detached house with 4 double bedrooms, 2 bathrooms, 2 reception rooms, kitchen, and separate WC. No chain. Potential for extension. Requires modernisation. Generous layout. Convenient location with garage. Ideal for families, professionals, or investors looking to customise in a sought-after area. Bright future awaits with vision and passion. Viewing recommended to explore its potential.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- No Chain
- Detached House in a Prime Location
- Potential to Extend Subject to Planning
- Modernisation Required
- Four Double Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Downstairs WC
- Single Garage



Presenting this exceptional opportunity to acquire a property with immense potential, this detached house in a prime location boasts four double bedrooms, two bathrooms, two reception rooms, a kitchen/breakfast room, and a separate downstairs WC. This property is being offered with no chain, providing an exciting possibility for those seeking a new home.

With the potential for extension (subject to planning permission), the property offers the chance to customise and expand the living space to suit individual requirements. While modernisation is required, the property's solid structure and generous layout provide a fantastic foundation for upgrades and enhancements.

Upon entering the house, an inviting ambience greets you, with a sense of openness and possibility. The two reception rooms offer versatile spaces for relaxation and entertainment, while the kitchen/breakfast room provides a central hub for culinary endeavours and social gatherings. The four double bedrooms are well-proportioned, offering comfort and privacy, while the two bathrooms cater to the needs of a modern household.

Convenience is a key feature, with a separate downstairs WC adding a practical element to daily living. Furthermore, the property includes a separate single garage, providing parking and storage solutions that complement the spacious interior of the house.

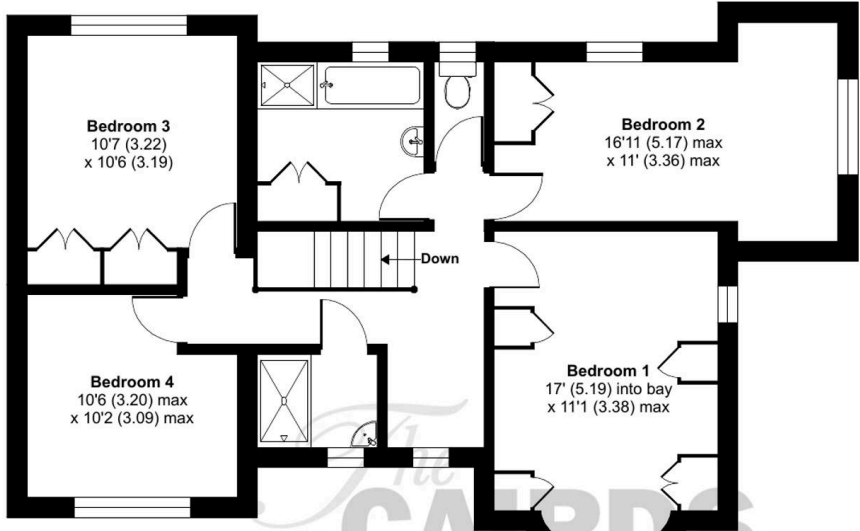
Located in a prime area, this property enjoys proximity to essential amenities, schools, and transportation links, making it an ideal choice for families, professionals, or investors looking to capitalise on a sought-after location. The neighbourhood offers a blend of tranquillity and vibrancy, ensuring a fulfilling living experience for residents of all ages.

In conclusion, this detached house presents a rare opportunity to create a tailored living space in a desirable location. With its no-chain status, potential for extension, and attractive layout, this property promises a bright future for those with the vision and passion to transform it into their dream home. Arrange a viewing today to explore the possibilities and make this property your own.

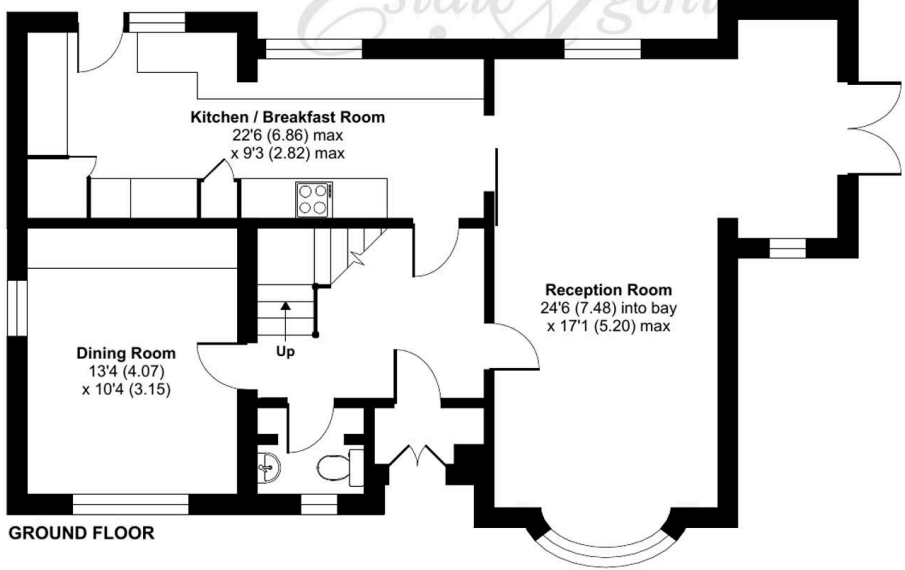
# Hylands Close, Epsom, KT18

Approximate Area = 1655 sq ft / 153.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR









## Cairds The Estate Agents

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