



Church Road, Epsom

Guide Price **£750,000**





## Church Road

### Epsom

Charming Edwardian semi in sought-after College Area. Spacious interior across 3 levels. Ideal for entertaining with extended kitchen/brk, sitting room with wood burner. 4 bedrooms, contemporary bathroom. Lovely garden for outdoor living. Close to town centre and station. Experience character and convenience here! Call for a viewing today!  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Attractive Edwardian Semi
- Beautifully Presented
- Over Three Floors
- Popular College Area
- Extended Kitchen/Breakfast Room
- Sitting Room With Wood Burner
- Three Double Bedrooms
- Modern Bathroom
- Downstairs W.C.
- Short Walk To Town Centre & Station



An appealing Edwardian semi-detached home is presented in the sought-after College Area, offering a beautifully finished interior arranged across three floors.

On the ground level, an extended kitchen/breakfast room provides an ideal space for hosting, while a welcoming sitting room—complete with a wood burner—creates the perfect spot for relaxation. The upper floors accommodate four bedrooms spread over two levels, providing generous space for family or guests, all served by a contemporary bathroom. A convenient downstairs W.C. adds to the practicality of the layout.

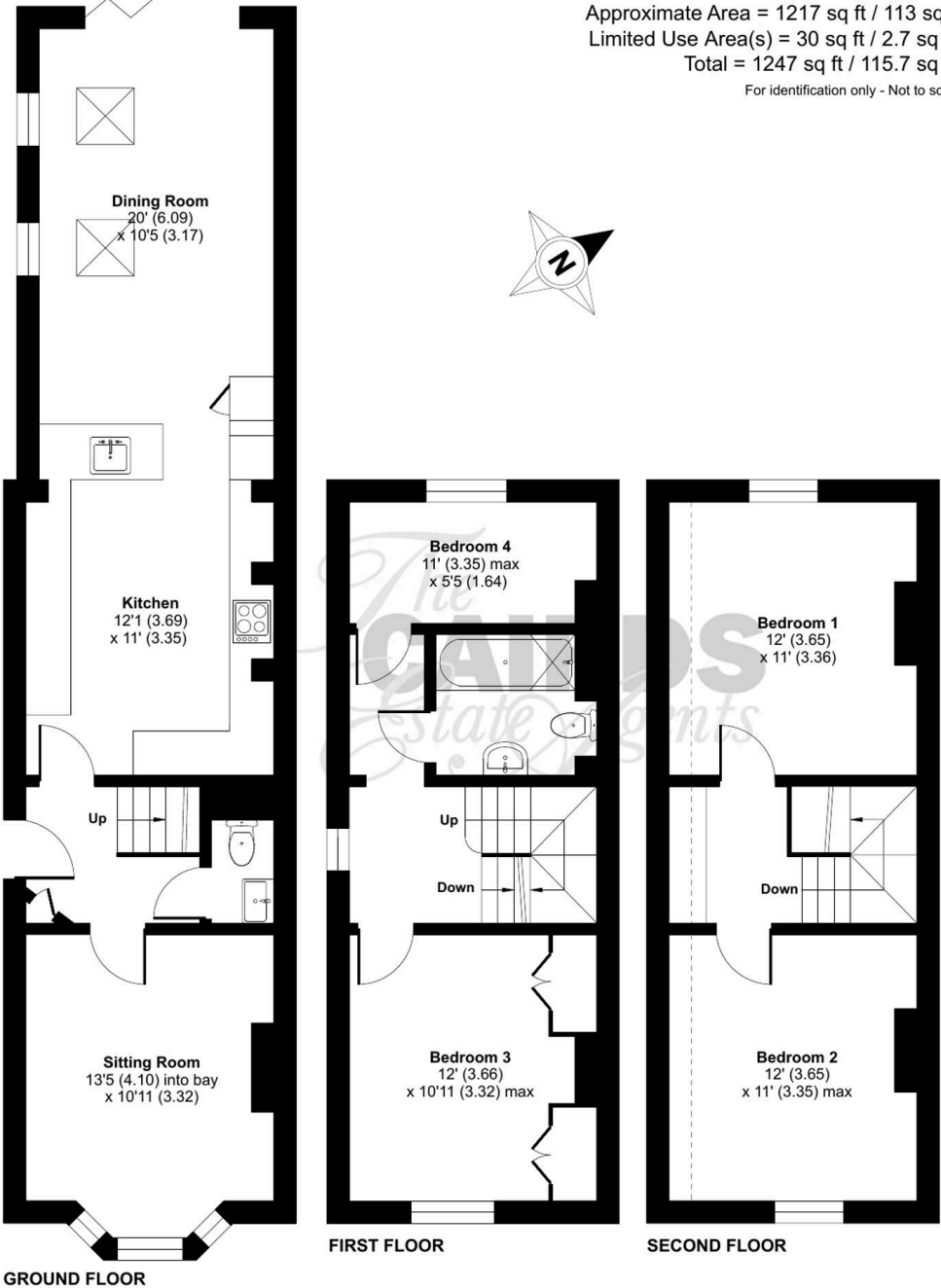
Outside, the property boasts a charming garden, well suited for outdoor enjoyment and al fresco dining. Picture yourself enjoying a peaceful morning coffee on the patio, surrounded by greenery, or gathering friends and family for a summer barbecue.

Just a short stroll from the town centre and station, this home offers an enviable blend of character and convenience.

Don't miss the chance to make this delightful Edwardian semi-detached property your own – Call us today to schedule your viewing!

Church Road, Epsom, KT17

Approximate Area = 1217 sq ft / 113 sqm  
Limited Use Area(s) = 30 sq ft / 2.7 sq m  
Total = 1247 sq ft / 115.7 sq m  
For identification only - Not to scale











## Cairds The Estate Agents

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