



Garlichill Road, Epsom

Guide Price £985,000



Garlichill Road

Epsom

Impressive extended detached house with original features & modern updates on sought-after Garlichill Road, Epsom Downs. Boasting 2,300 sf, 4 receptions, 4 bedrooms, sizeable garden, office, garage, and driveway. Close to amenities & Tattenham Corner Station. Ideal family home. Contact Cairds to view.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Principal Bedroom, Ensuite, Walk-in Wardrobe
- Two Further Bathrooms
- Sunny Kitchen / Breakfast Room
- Large Landscaped Garden, Patio, BBQ area, Home Office
- Garage & Driveway Parking
- Sought-After Location on Epsom Downs
- Close to Tattenham Corner Station, Shops, Tennis Club
- Potential for Extend (STPP)
- Four Bedroom Extended House



Garlichill Road, Epsom, KT18

Approximate Area = 1935 sq ft / 179.7 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 240 sq ft / 22.2 sq m

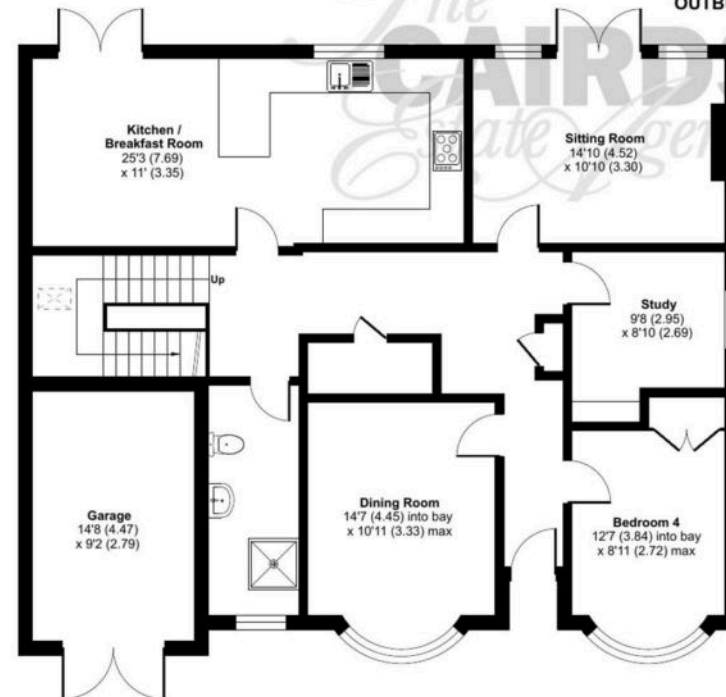
Total = 2338 sq ft / 217 sq m

For identification only - Not to scale



FIRST FLOOR

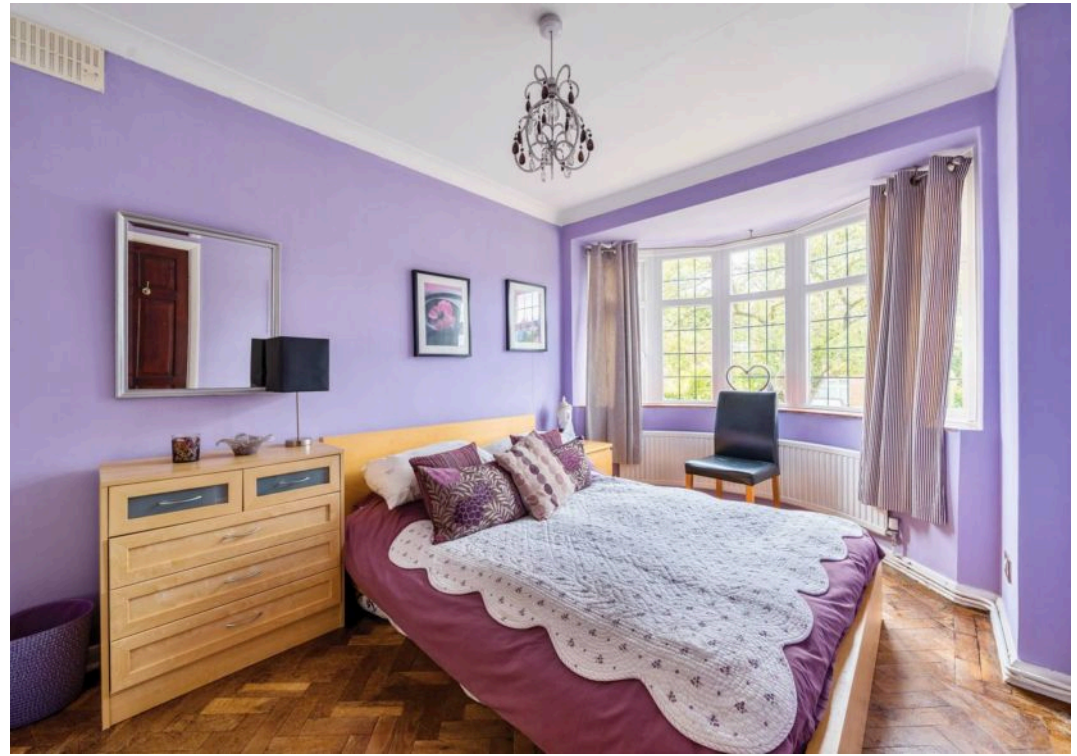
OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cairds. REF: 1137058





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk