



**Andrews Close, Epsom**

Guide Price **£799,950**



## Andrews Close

Epsom

This impressive four-bedroom Edwardian semi-detached home in the desirable College Area seamlessly blends period character with modern practicality. Features spacious rooms, open-plan kitchen/dining, private en-suite, utility room, garden, and convenient location near excellent schools, town centre and mainline station. Timeless elegance meets superb location. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Sought After College Area
- Edwardian Semi
- Four Generous Bedrooms
- Spacious Kitchen/Diner
- En-Suite To Master
- Utility
- Sitting Room
- Well Maintained Garden
- Catchment Area For Wallace Fields & St Martin's Schools
- Close To Park, Town Centre & Station



Set within the highly desirable College Area, this impressive Edwardian four-bedroom semi-detached home blends period character with modern practicality. Its classic façade is matched by a thoughtfully designed interior, perfectly suited to family life.

The home's spacious design includes four well-proportioned bedrooms, with the principal suite occupying the top floor and benefiting from a private en-suite – a peaceful retreat from the everyday. The open-plan kitchen/dining room forms the heart of the home, offering a generous and sociable space for family meals and entertaining. Complementing this are a bright sitting room, utility room, ground floor W.C., and a stylish family bathroom, ensuring comfort and convenience across every level.

Outside, the neatly maintained garden provides an inviting backdrop for outdoor dining and relaxation, with ample space for children to play or for hosting summer gatherings.

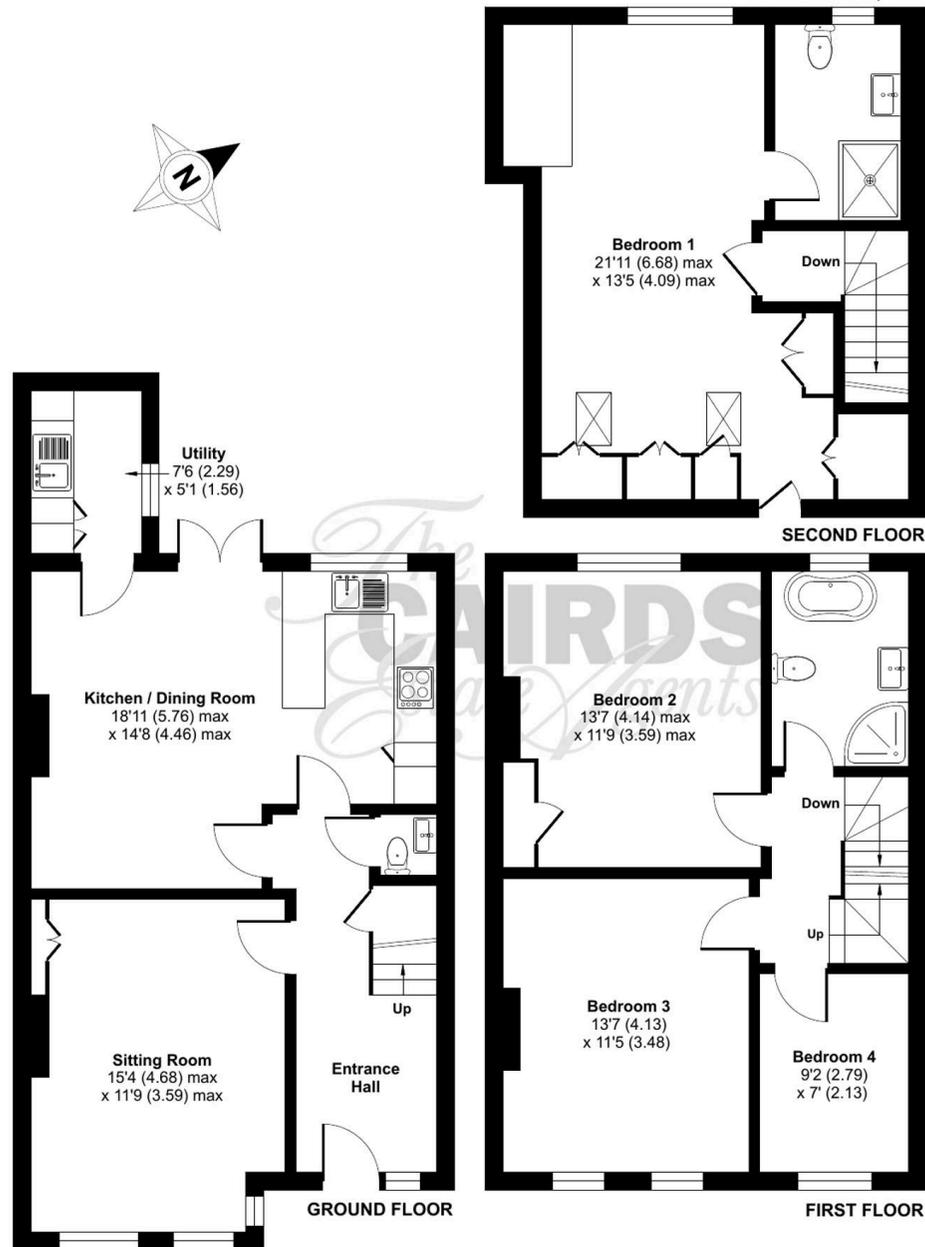
Located within the catchment for both Wallace Fields and St Martins schools, and just a short stroll from Alexandra Park and the town centre, this property enjoys the perfect balance of green open spaces and urban convenience. A wide selection of shops, cafés, restaurants, and leisure facilities are all close at hand, while the nearby mainline station provides excellent commuter links into London and beyond.

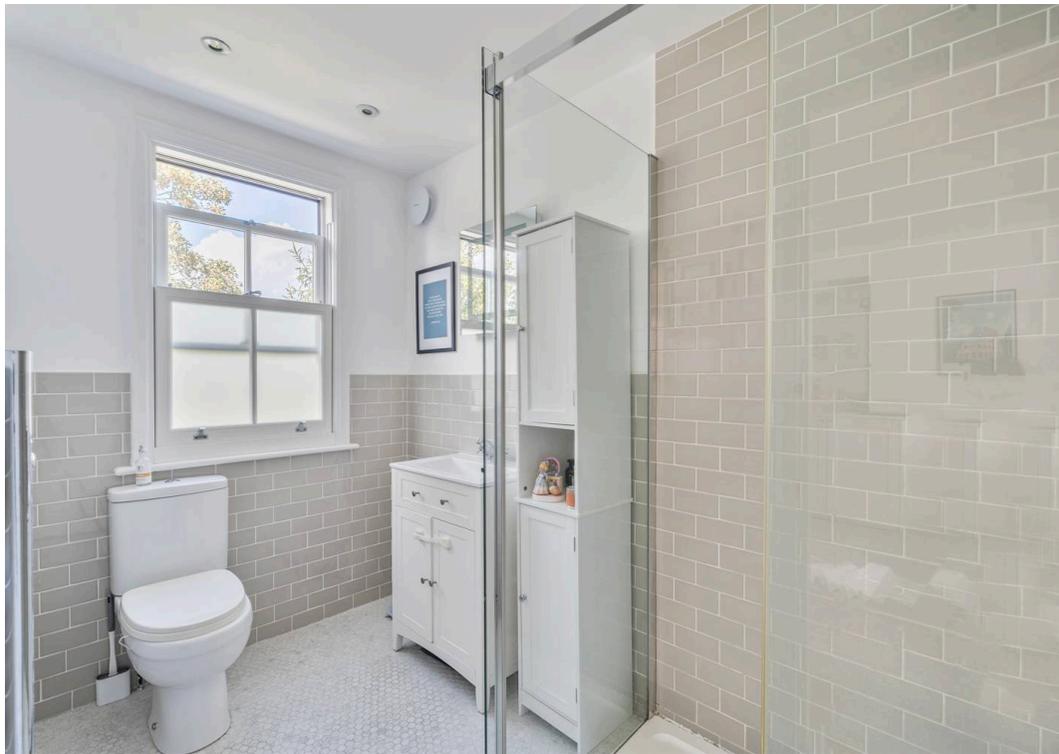
This is a rare opportunity to acquire a beautiful family home that combines timeless elegance with a superb location.

# Andrews Close, Epsom, KT17

Approximate Area = 1496 sq ft / 138.9 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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