



Tintagel Close, Epsom

Guide Price **£900,000**



Tintagel Close

Epsom

Spacious 4-bed detached home in College Area with 2 bathrooms, study, conservatory, large garden, double garage, driveway, and excellent school catchment near town and station. Call today to view!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought After College Area
- Cul-De-Sac
- Four Generous Bedrooms
- Two Bathrooms
- Modern Kitchen
- Large Conservatory
- Double Length Garage
- 7 Kw EV Charging Point
- Catchment For Excellent Schools
- Close To Town Centre & Station



Located in the highly sought-after College Area, this impressive four-bedroom detached home is perfect for families seeking space, style, and convenience.

Set on a quiet cul-de-sac, the property features four generous bedrooms, two bathrooms (including an en-suite), and a handy downstairs W.C. The spacious main reception room is ideal for entertaining or relaxing, while the contemporary kitchen boasts modern fitted units and integrated appliances. A large, light-filled conservatory provides extra living space and a seamless connection to the garden. Additionally, a dedicated study offers the perfect space for working from home or quiet study.

Outside, the property continues to impress with a generous rear garden offering a peaceful retreat. The front features a well-kept lawn and a long driveway, providing ample off-road parking and 7 Kw EV charging point, alongside a double-length garage.

Located within the catchment of excellent local schools, and just a short distance from the town centre and mainline station, this home combines family-friendly living with commuter convenience.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Material Information – Conservatory: The property includes a timber-framed conservatory which requires maintenance and repair. The structure shows signs of weathering, with potential areas of timber decay and possible glazing/seal issues. The conservatory is serviceable but not to modern standards, and buyers should allow for repair or replacement. No warranties are provided, and independent inspection is advised.

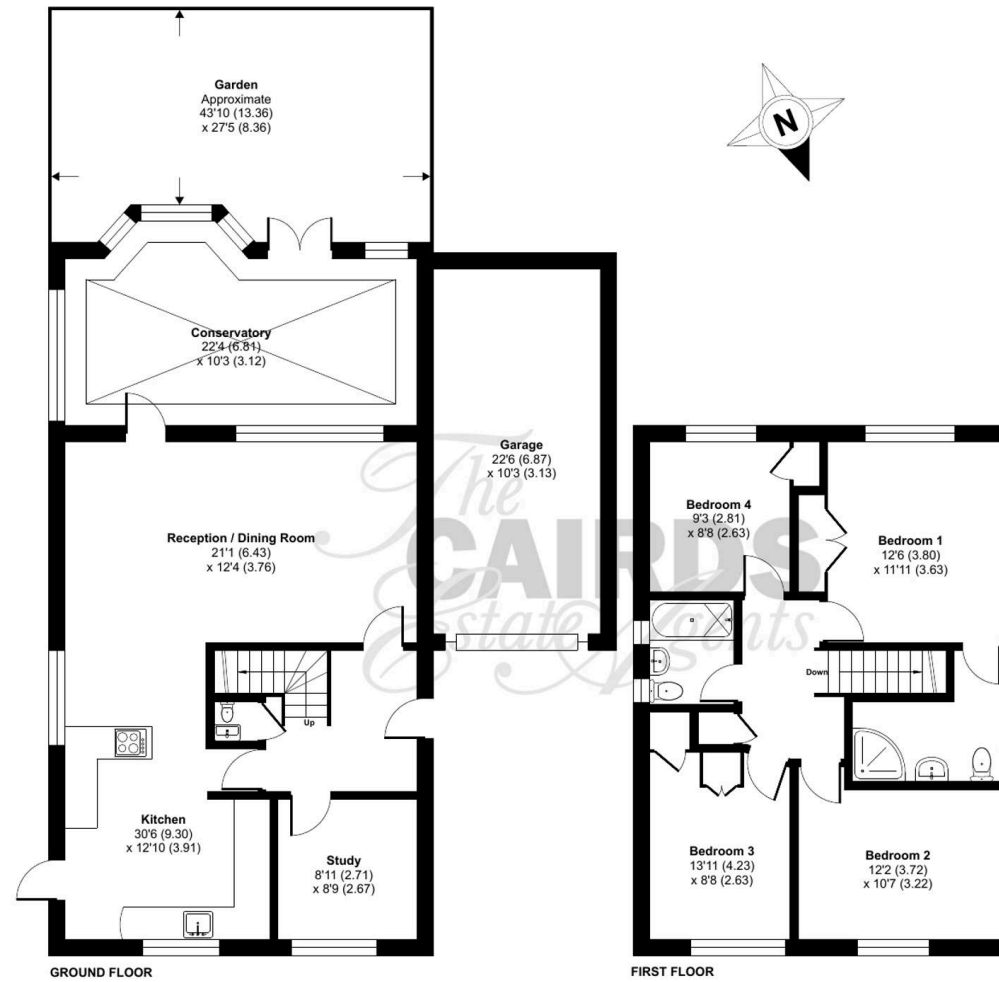
Tintagel Close, Epsom, KT17

Approximate Area = 1575 sq ft / 146.3 sq m

Garage = 230 sq ft / 21.3 sq m

Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale







Cairds The Estate Agents

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

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