



St. Margaret Drive, Epsom

Guide Price £875,000



## St. Margaret Drive

Epsom

Attractive 3-bed detached home in popular cul-de-sac with modern kitchen/diner, utility, conservatory, en-suite, garage & private garden. Easy access to the town centre, station, excellent schools, and amenities. Call today to view!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Sought After Cul-De-Sac
- Three Generous Bedrooms
- Master En-Suite
- Modern Kitchen/Diner
- Utility
- Spacious Reception
- Bright Conservatory
- Garage
- Driveway
- Close To Town Centre & Station



Tucked away in a highly desirable cul-de-sac, this attractive three-bedroom detached home combines comfort with everyday convenience.

The property features a generous reception room, ideal for both relaxing and entertaining, along with a bright conservatory that fills the space with natural light. The contemporary kitchen/diner offers plenty of room for family dining and is complemented by a practical adjoining utility room. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite, providing added privacy. The family bathroom is stylishly finished, creating a modern and functional space.

Outside, the rear garden is private and well maintained, offering a peaceful space to unwind. To the front, a driveway provides off-street parking and leads to the integral garage.

Conveniently situated, the property is within easy reach of the town centre and mainline station, offering excellent transport connections alongside access to local amenities and well-regarded schools.

Early viewing is strongly advised to fully appreciate everything this home has to offer.

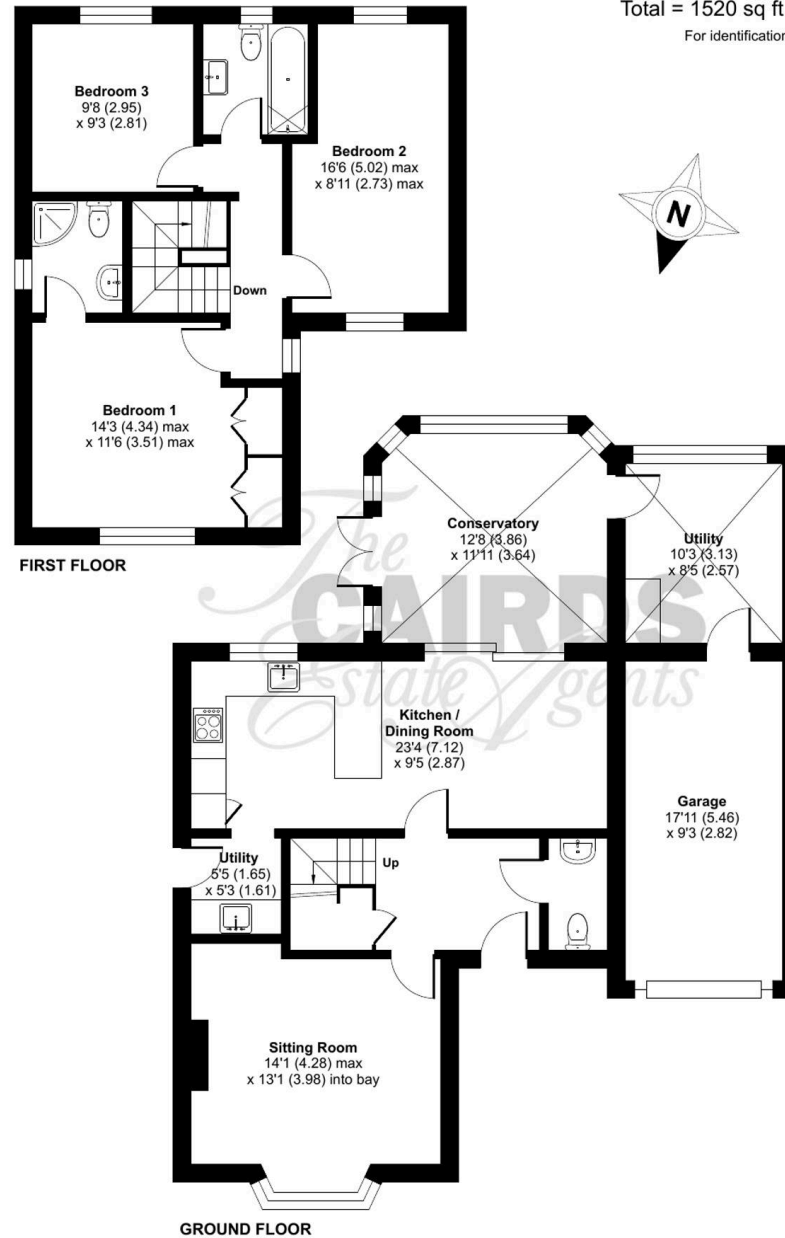
# Margaret Drive, Epsom, KT18

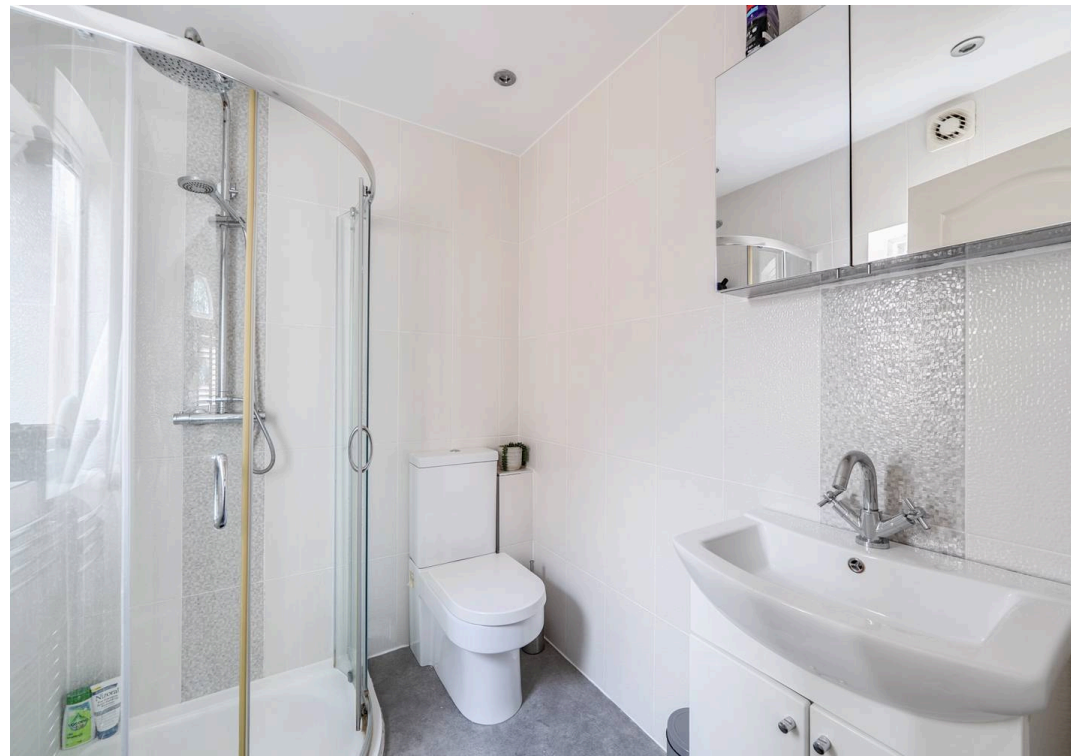
Approximate Area = 1361 sq ft / 126.4 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1520 sq ft / 141.1 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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