



Court Farm Avenue, Epsom

In Excess of £700,000



## Court Farm Avenue

### Epsom

Spacious four-bed semi in sought-after area. NO CHAIN. Versatile living, private garden, parking, near schools, shops and transport. Ideal for families seeking potential. Early viewing advised. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- Quiet Tree Lined Road
- Spacious Accommodation
- Generous Kitchen/Breakfast
- Utility
- Four Bedrooms
- Two Bathrooms
- Off Street Parking For 2 Cars
- 5 Minute Drive to A3 with access to London and M25
- Easy Reach of Mainline Stations, Good Schools, Local Shops & Amenities



This spacious four-bedroom semi-detached family home is offered to the market with the benefit of no onward chain and occupies an attractive position along a quiet, tree-lined residential road within a highly sought-after location.

The property has been thoughtfully extended to provide generous and versatile accommodation, making it an ideal purchase for growing families. Although some modernisation and updating would be beneficial, the property offers excellent potential for buyers looking to create their ideal long-term family home.

The well-proportioned accommodation comprises a bright and welcoming living room, a separate dining room and a spacious kitchen/breakfast room, together with a useful utility room, a conservatory and a convenient ground-floor shower room. To the first floor are four generously sized bedrooms, all offering ample space for family living or visiting guests, alongside a family bathroom.

Externally, the property benefits from a private rear garden featuring a paved patio area, providing an ideal setting for outdoor dining and summer entertaining. To the front, a driveway provides valuable off-street parking for two vehicles.

The location further enhances the appeal, with the A3 conveniently accessible within approximately five minutes by car, offering excellent road connections to Central London and the M25. Mainline railway stations, local shops and everyday amenities are also within easy reach, while several highly regarded schools are within comfortable walking distance.

Combining generous living accommodation, excellent potential and a desirable residential setting, this property represents a fantastic opportunity for families seeking a spacious home in a well-connected and established location.

Early viewing is highly recommended to fully appreciate the space, potential and location.

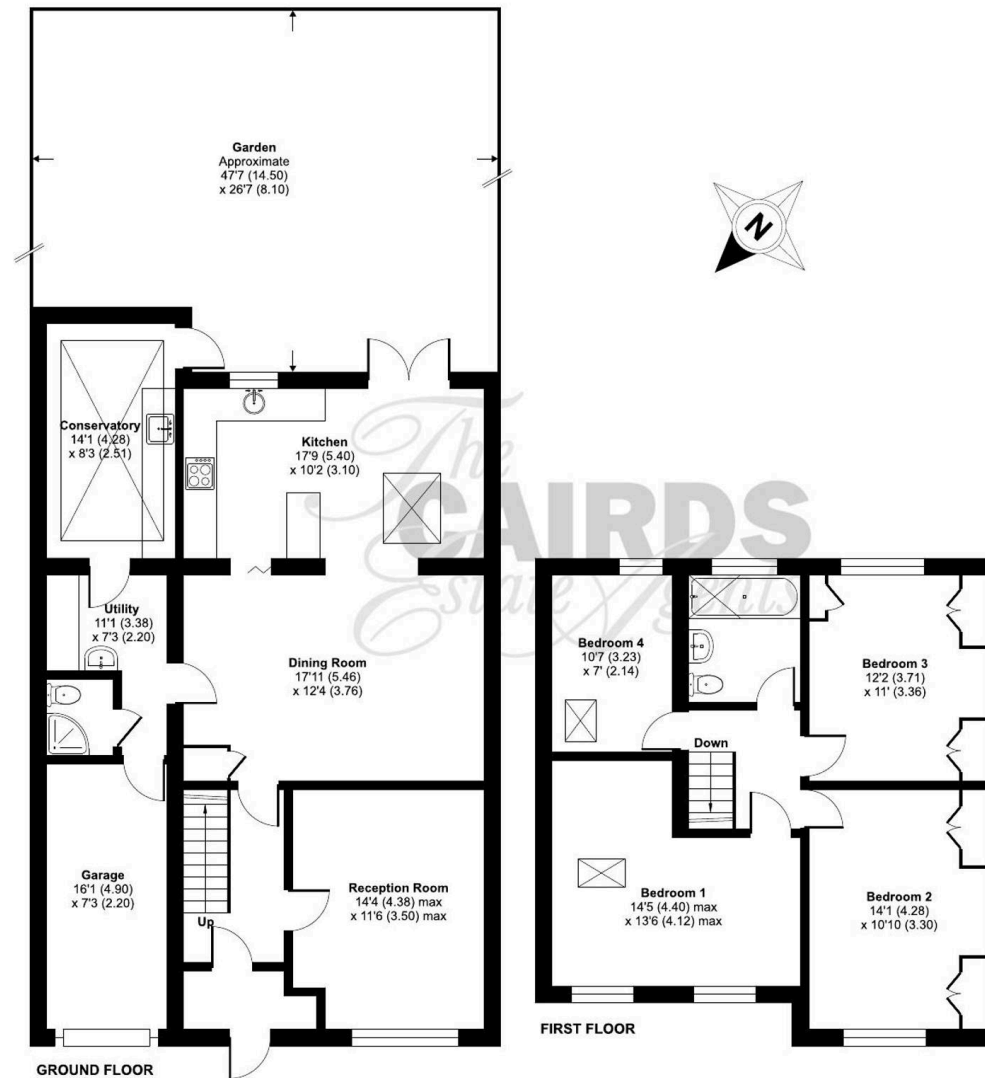
# Court Farm Avenue, Epsom, KT19

Approximate Area = 1364 sq ft / 126.7 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 1676 sq ft / 155.6 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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