



Carters Road, Epsom

Guide Price £525,000



Carters Road

Epsom

Well presented three-bedroom semi with NO ONWARD CHAIN, spacious reception, modern kitchen, south-facing garden, driveway, close to town centre, station, shops, and amenities. Early viewing advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Spacious Reception
- Bright Modern Kitchen
- Downstairs W.C.
- Three Bedrooms
- Modern Family Bathroom
- South Facing Garden
- Easy Reach Of Town Centre & Station
- Close To Famous Epsom Downs



This well presented three-bedroom semi-detached home offers an excellent opportunity for buyers looking for a family property with the added benefit of no onward chain.

The property welcomes you with a spacious reception room, ideal for both relaxing and entertaining. The contemporary kitchen is well appointed, featuring modern fittings and ample storage, making it perfectly suited to family living. A useful downstairs W.C. completes the ground floor accommodation.

Upstairs, the home offers three well proportioned bedrooms, including two doubles and a single room, providing flexible space for family life, guests, or a home office. The stylish family bathroom is finished to a high standard with modern fixtures and fittings, creating a comfortable and inviting space.

Outside, the property benefits from a generously sized south-facing rear garden, ideal for enjoying the warmer months. To the front, a driveway provides convenient off-street parking for residents and visitors.

Ideally situated within easy reach of the town centre and mainline station, the property offers excellent transport connections along with convenient access to a variety of shops, restaurants, and leisure amenities.

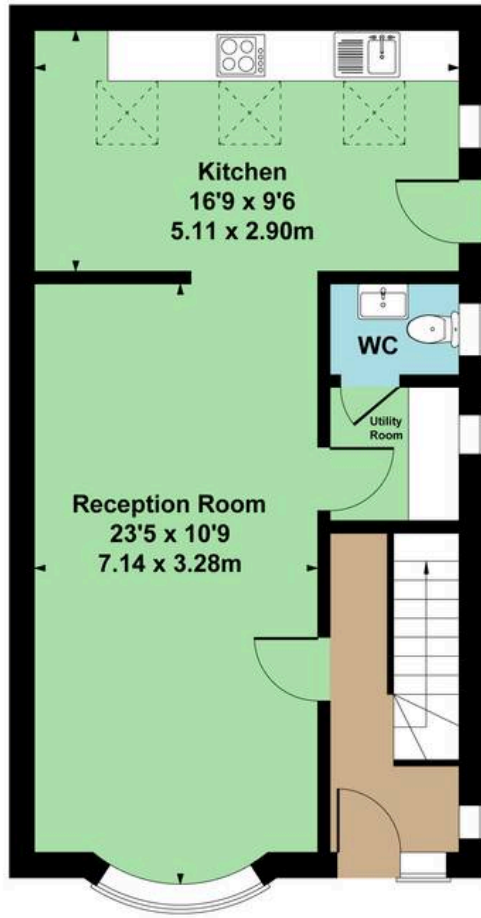
Early viewing is strongly recommended to appreciate everything this attractive home has to offer.

Located approximately 1 mile from the town centre with its excellent selection of shops, restaurants, and leisure amenities. The area is well served by outstanding private and state schools, including Epsom College, St. Christophers, Wallace Fields and St. Martins. Transport connections are superb, with the M25 (J8) located within a 15 minute drive, providing convenient access to both Heathrow and Gatwick airports. Epsom railway station is close by, offering regular services to London Bridge, Waterloo, and Victoria.

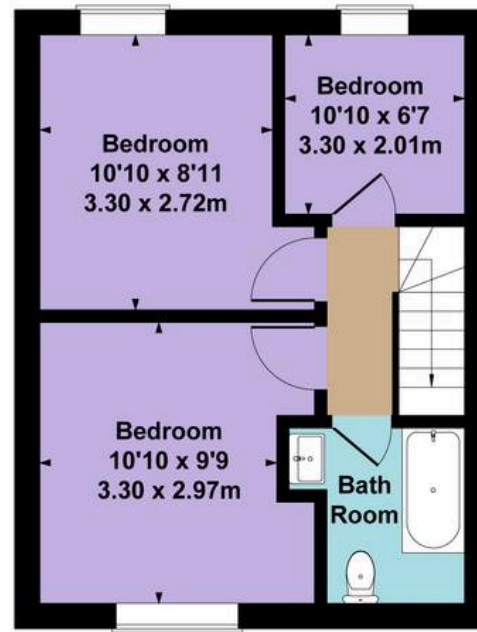
Leisure facilities in the area include the prestigious RAC Country Club and Golf Course with its extensive private members' amenities, the David Lloyd Centre, Rainbow Leisure Centre, Epsom Golf Club, Horton Maple Leaf Golf Club, as well as family attractions such as Hobbledown Adventure Park and Zoo.

The area is enriched by an abundance of beautiful countryside, with the renowned Epsom Downs on your doorstep, whilst Langley Vale Centenary Wood and both Epsom and Ashted Commons are all within easy reach. A wealth of National Trust estates and the nearby Surrey Hills Area of Outstanding Natural Beauty contribute to the region's scenic charm, while the picturesque villages surrounding Headley Heath and Box Hill further elevate the appeal of this highly desirable location.

Approximate Gross Internal Area
85.8 sq. m. (924 sq. ft.)



Ground Floor
Floor Area 51.0 sq.m. (549 sq.ft.) approx



First Floor
Floor Area 34.8 sq.m. (375 sq.ft.) approx

Not to scale, for layout reference only. All measurements are approximate.
Produced by As Built Energy Surveys for Cairds Estate Agents.





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