

Mark Anthony

Estate Agents



33 Farriers Road, Epsom, KT17 1LP  
£575,000





## 33 Farriers Road, Epsom, KT17 1LP

**£575,000**

Mark Anthony Estate Agents are delighted to bring to the market this beautifully presented extended modern three bedroom Town House conveniently located for Epsom mainline station and town centre, Glyn School and outstanding Primary Schools.

The property has been refurbished and extended to the highest standards by the current owners and this is immediately identifiable as soon as you enter the property. You are met with a bright and spacious entrance hall leading to delightful dining room and expansive kitchen. The high end modern kitchen extension is unique within the Farriers estate as the property makes use of its wider than the normal plot size and benefits from ceiling lantern, flooding the room with light. The ground floor accommodation is completed with downstairs wc and ample storage cupboards.

The first floor provides light and airy reception room with deep bay window and a double bedroom with built in wardrobes. The second floor has master bedroom with built in wardrobes, single bedroom with built in wardrobe and luxury family bathroom with shower cubicle and bath.

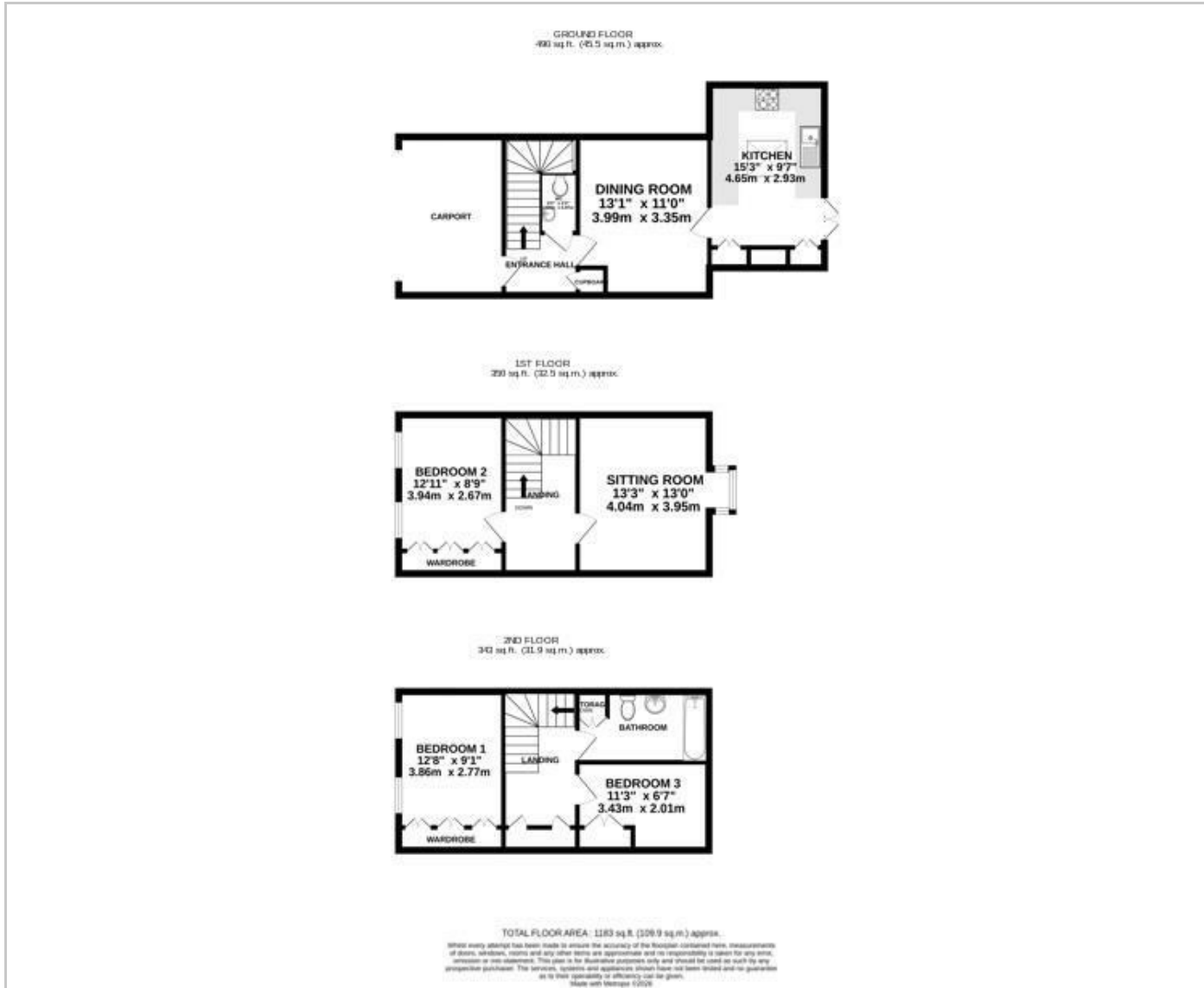
The delightful South Westerly aspect rear garden is approximately 25 ft square with patio and lawn a lovely space for the family and to entertain. Gated side to front and pathway provide an ideal area for storage.

The property further benefits from three parking spaces and complete onward chain, early viewing is very highly recommended.

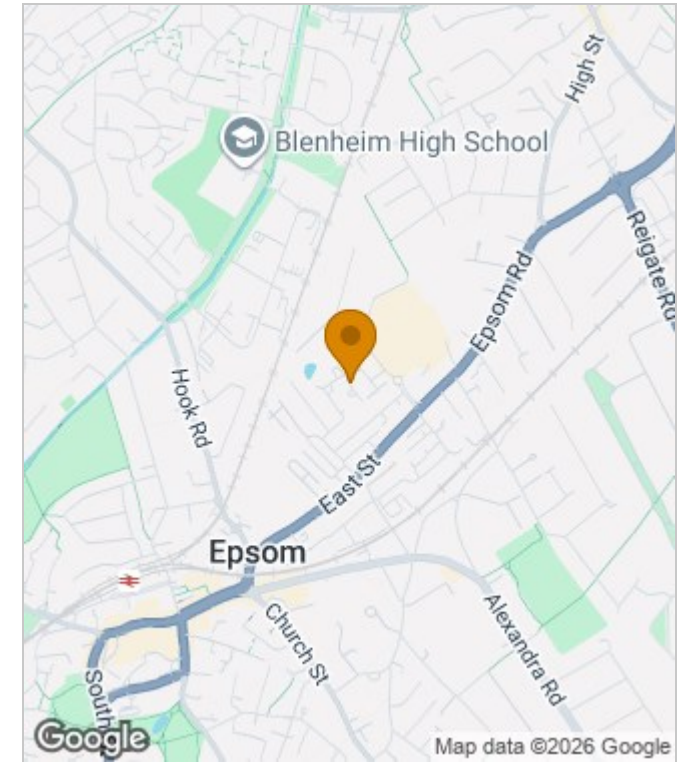
- Beautifully presented extended modern three bedroom Town House
- Conveniently located for Epsom mainline station and town centre, Glyn School and outstanding Primary Schools
- Extended and refurbished to the highest standard by the current owners
- High end kitchen with ceiling lantern flooding the room with natural light
- Separate dining / family room
- Reception room with deep bay window
- All bedrooms have built in wardrooms
- Luxury family bathroom
- Rear garden, carport and two allocated parking bays
- Epc Rating C



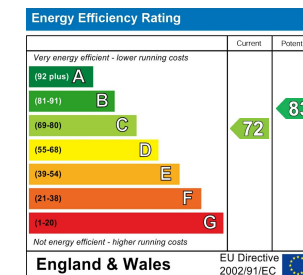
## Floor Plans



## Area Map



## Energy Performance Graph



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