



**Manor Green Road, Epsom**

**In Excess of £800,000**



## Manor Green Road

Epsom

Charming 3-bed semi-detached home in desirable location. Spacious modern kitchen, 2 generous reception rooms. Generous corner plot with planning permission granted. Double garage, off-street parking, landscaped garden. Close to town, station, schools. Early viewing advised!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Popular Location
- Planning Permission Granted
- Large Corner Plot
- Spacious Modern Kitchen
- Three Generous Bedrooms
- Double Garage
- Off Street Parking
- Landscaped Garden
- Close To Town Centre & Station
- Catchment Of Excellent Schools



Beautifully positioned in a highly desirable location, this charming three-bedroom semi-detached home occupies a generous corner plot, offering the perfect balance of modern comfort with planning permission granted.

Inside, you'll find a spacious contemporary kitchen ideal for keen cooks, two versatile reception rooms providing ample space for family living and entertaining and a convenient downstairs W.C. The three well-proportioned bedrooms and family bathroom cater perfectly to the needs of a growing family.

Outside, the property benefits from a double garage and ample off-street parking, while the landscaped garden creates a private retreat for al-fresco dining and social gatherings.

Perfectly situated close to the town centre, station, and within the catchment of highly regarded schools, this home offers both convenience and an exceptional lifestyle.

Early viewing is highly recommended - contact us today to arrange yours!

# Manor Green Road, Epsom, KT19

Approximate Area = 1198 sq ft / 111.2 sq m

Garage = 310 sq ft / 28.7 sq m

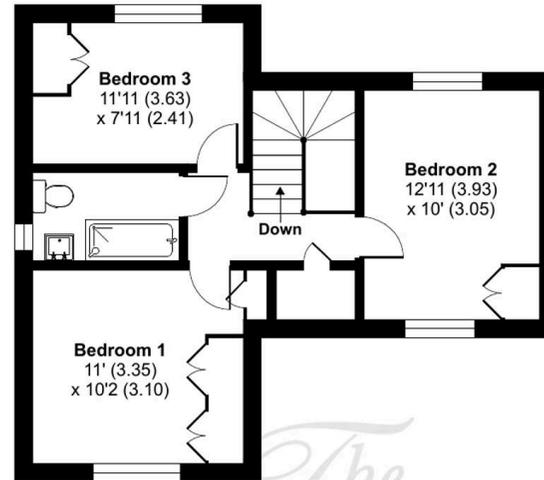
Outbuildings = 104 sq ft / 9.6 sq m

Total = 1612 sq ft / 149.7 sq m

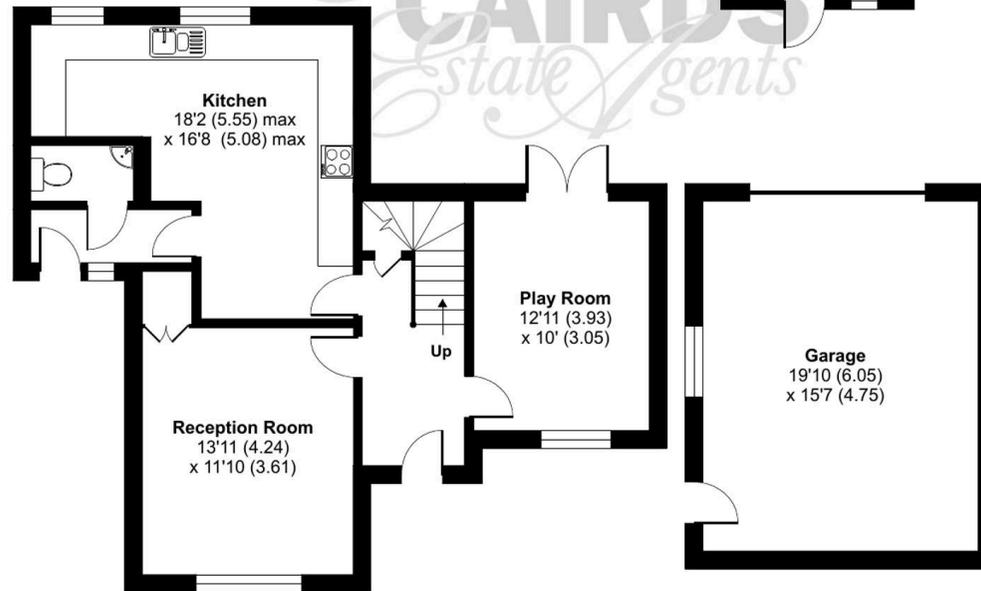
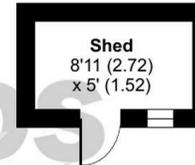
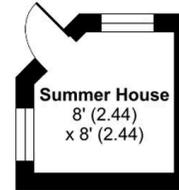
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR





## Cairds The Estate Agents

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

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