



Reigate Road, Epsom

Guide Price £845,000



Reigate Road

Epsom

Spacious 3 bed semi (1764 sq ft), featuring modern kitchen/dining/family, 3 baths, utility, flexible rooms, landscaped garden, ample parking. Close to Epsom Downs Station and local amenities. Ideal for family living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- Immaculately Presented
- Impressive 1764 Sq Ft
- Spacious Kitchen/Dining/Family Room
- Three Double Bedrooms
- Two Receptions
- Ground Floor Shower Room
- Utility
- Substantial Driveway
- 0.3 Miles To Epsom Downs Station - 10 Minute Walk



This beautifully presented three-bedroom semi-detached home, with no onward chain, offers approximately 1764 sq ft of well-planned living space, perfectly blending modern style with practical family living.

On entering the property, a welcoming and spacious hallway leads through to a generous sitting room, ideal for both relaxing and entertaining, as well as a separate dining room suited to formal occasions and family meals alike. At the centre of the home is a stunning open-plan kitchen, dining and family area, complete with a sleek central island, contemporary fittings, underfloor heating and impressive rooflights that fill the space with natural light—creating a bright and sociable hub for everyday life.

All three bedrooms are well-proportioned doubles, each featuring fitted wardrobes that offer excellent storage while maintaining a neat and streamlined finish. The property further benefits from a stylish ground floor shower room, a modern family bathroom, and a separate W.C., catering effortlessly to the needs of a busy household. A dedicated utility room adds further practicality, while two cleverly concealed rooms provide flexible space for home offices, hobbies, or play areas.

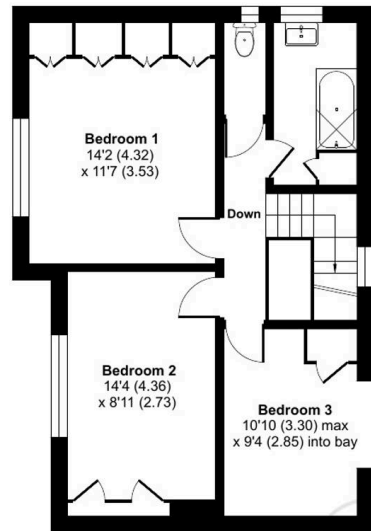
Externally, the thoughtfully landscaped tiered garden has been designed to enhance both space and visual appeal, and a substantial driveway provides off-street parking for several vehicles—ideal for families and visitors.

Situated just 0.3 miles from Epsom Downs Station, the property is ideally located for commuters, with excellent transport connections and local amenities close at hand. Combining generous living space, high-quality finishes, and versatile accommodation, this impressive home presents a superb opportunity for those seeking comfort, style, and convenience in a highly desirable setting.

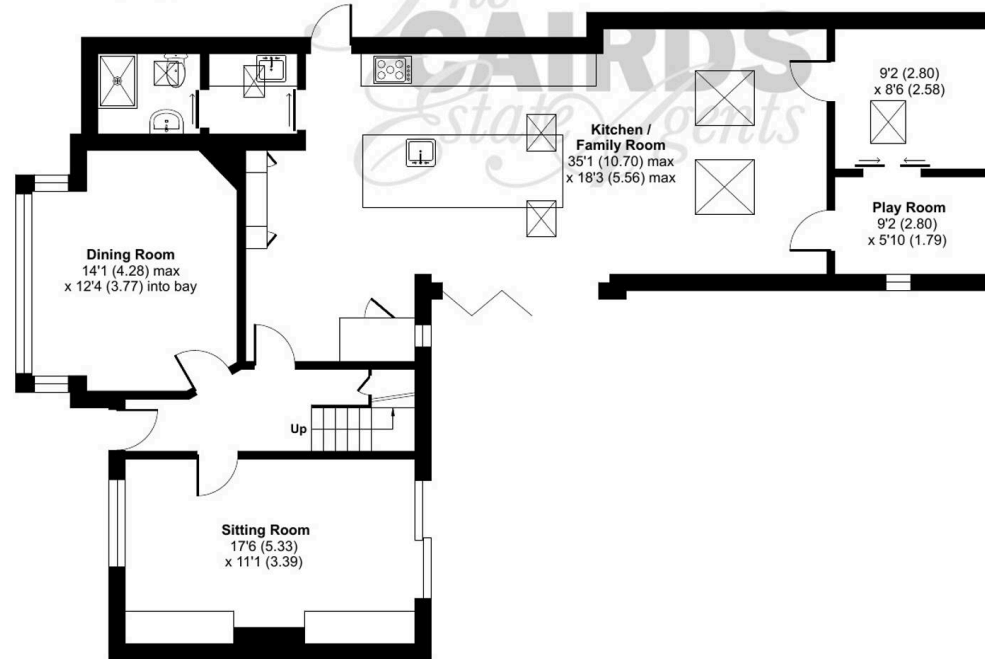
Reigate Road, Epsom, KT17

Approximate Area = 1764 sq ft / 163.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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