



38 College Road, Epsom

Guide Price £600,000



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Epsom

Attractive semi in sought after College Area with NO ONWARD CHAIN. Kitchen/breakfast room, conservatory, family room/bedroom 3, two double bedrooms, garage & parking. Close to top schools, town and station. Call now to schedule viewing!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- No Onward Chain
- Sought After College Area
- Catchment For Excellent Schools
- Kitchen/Breakfast Room
- Family Room/Bedroom 3
- Conservatory
- Two Double First Floor Bedrooms
- Private Garden
- Garage & Off Street Parking At Rear
- Close To Town Centre & Station

Located in the highly sought-after College Area within the catchment of excellent schools, this attractive semi-detached home offered with no onward chain provides flexible and well-balanced accommodation, perfectly suited to both families and professionals.

The property boasts two reception rooms, offering the versatility for one to be used as a third bedroom if desired. A spacious kitchen/breakfast room provides ample space for dining and everyday living, while the conservatory creates a bright and inviting additional living area, ideal for year-round enjoyment. The ground floor bathroom is well appointed, featuring both a bath and a separate walk-in shower for added comfort and convenience.

To the first floor are two generous double bedrooms, with the principal bedroom benefiting from an en-suite WC. Externally, the property is further enhanced by a private rear garden and garage with off-street parking, accessed via Lynwood Road, offering secure and practical storage and parking solutions.

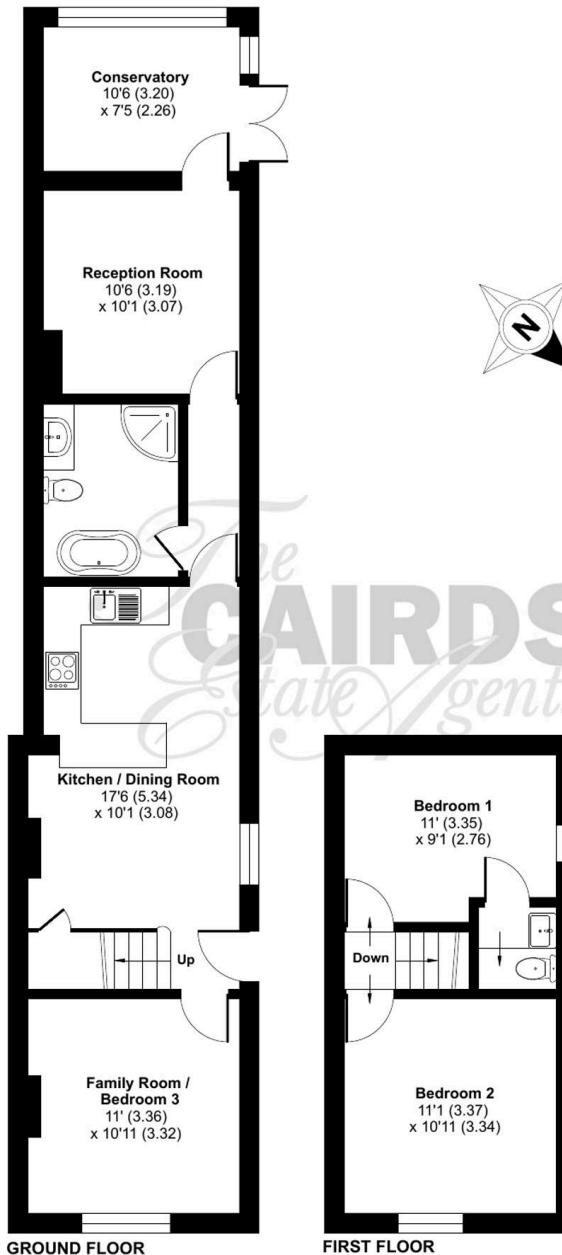
Ideally situated within easy reach of the town centre and mainline railway station, the home enjoys excellent access to a wide range of amenities, shopping facilities, dining options and transport links. This property represents a fantastic opportunity to acquire a versatile and well-located home in a prime residential area.

Early viewing is strongly advised – call today!

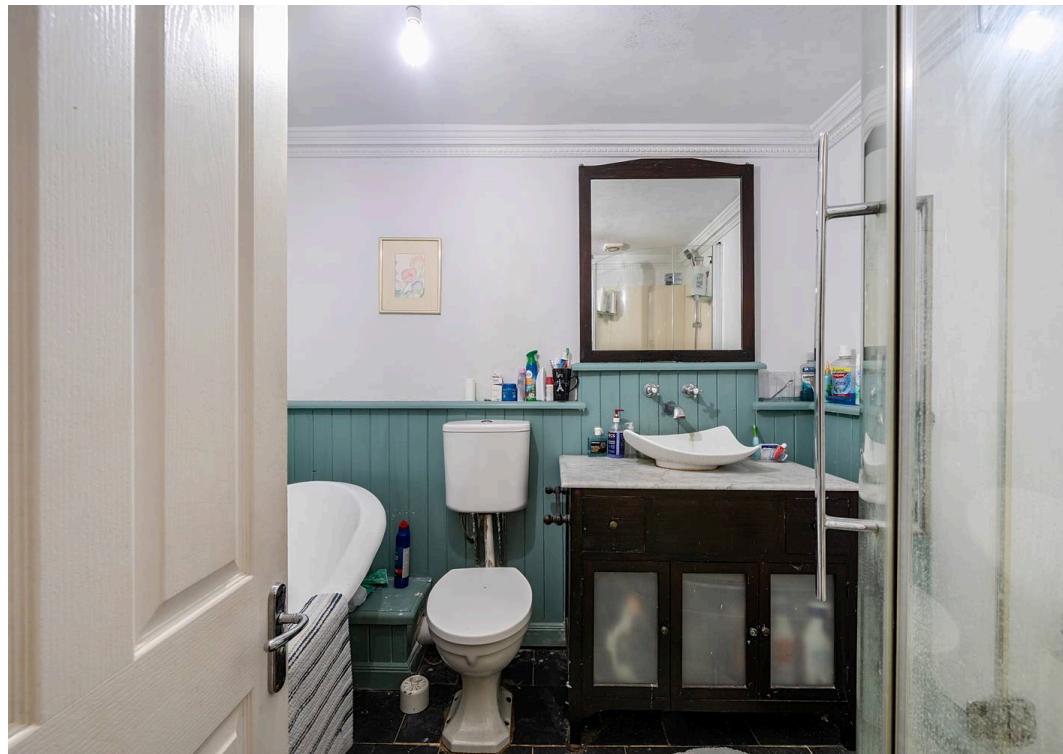
College Road, Epsom, KT17

Approximate Area = 891 sq ft / 82.7 sq

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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