Kennedys'

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57a Woodlands Road,
Epsom,
KT18 7HP

Built in 2018; this detached 4 bedroom family home stands proudly within catchment of Rosebery, Stamford Green and many other schools in the area, as well as being moments from Epsom Common; what we have here is a young family's dream!

OIEO £850,000

4 2

2 3



- Detached family home only built in 2019
- Two bathrooms
- Utility room
- Off road parking for three cars
- Just minutes from Epsom common
- Four well proportioned bedrooms
- Downstairs study
- Open plan kitchen / diner
- Within catchment of Stamford Green, Rosebery and many more local schools
- Viewings by appointment only




PARIS-LYON-MEDITERRANEE
ROME
PAR LA VOIE DU MONT-CENIS
AMSTERDAM



PROPERTY DESCRIPTION

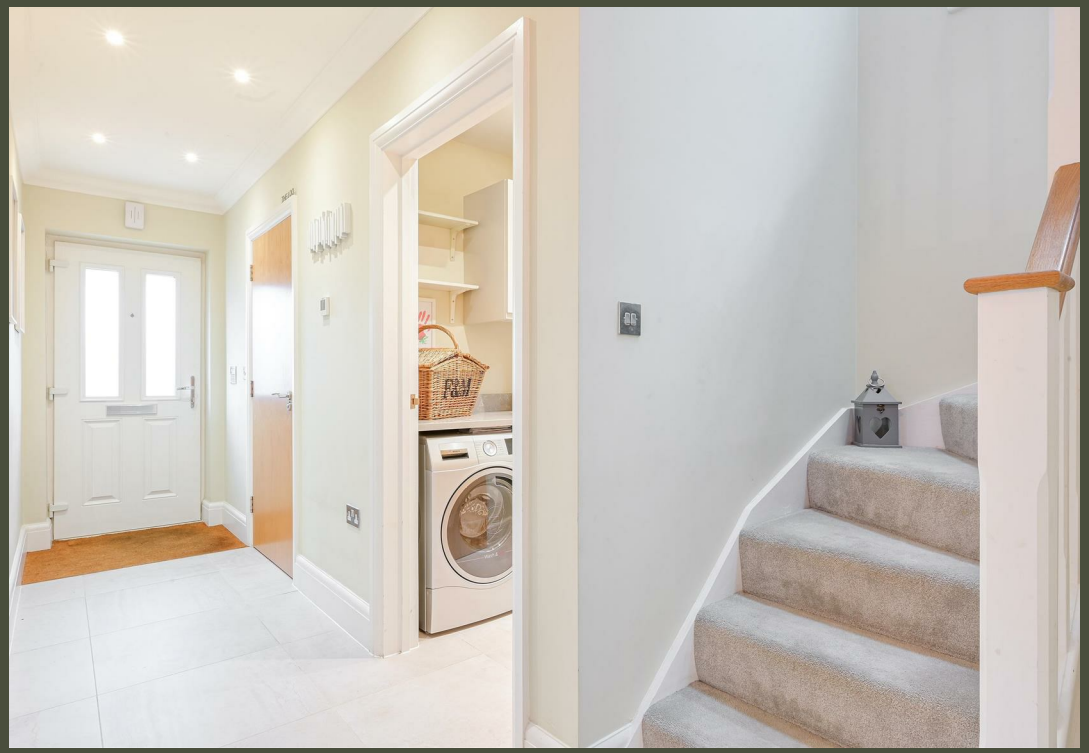
Whilst it's particularly well suited to young families; the well proportioned nature of the house would make it a perfect downsize! The heart of the home is the open plan kitchen diner; the kitchen boasts stone worktops, built in Bosch appliances, sleek floor and wall units and a breakfast bar; whilst the other side of the room is the perfect size for family dining, with doors out to the garden allowing in floods of natural light. A home-office space, W/C and a utility room provide answers to the practical questions, whilst a well proportioned living room is the perfect space for a movie marathon or Christmas morning presents! Upstairs the principal suite benefitting from a whole wall of built in wardrobes and an en suite, and 3 other bedrooms can be found serviced by the family bathroom.

Outside, the front is beauitfully landscaped with a brick laid driveway large enough for three vehicles, and the rear garden is perfect for entertaining.

Situated on the edge of the sought-after Wells area of Epsom, this property enjoys an exceptional setting surrounded by hundreds of acres of woodland. Bridle paths and scenic walks provide direct access to the picturesque Stamford Green Conservation Area, with its charming village green. The location perfectly balances a semi-rural feel with the convenience of being within walking distance of Epsom town centre and the mainline railway station, offering fast and frequent services into London.

The property falls within catchment for a number of highly regarded local schools, including Stamford Green, Rosebery, St Joseph's, St Martin's, and Greville Primary School, making it an excellent choice for families.












Barbie









PROPERTY DESCRIPTION

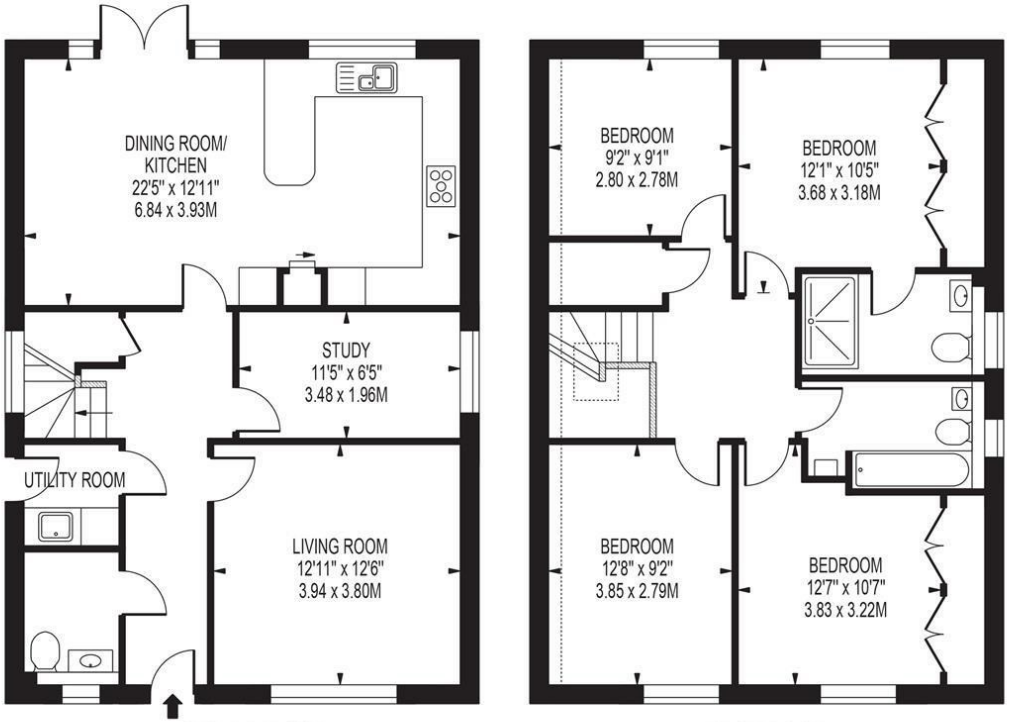
Nearby Epsom High Street offers a great selection of shops, cafés, restaurants, and pubs, alongside the Ashley Centre shopping mall and Epsom Playhouse, which hosts a wide range of live entertainment, films, and concerts. Local leisure options include the Rainbow Leisure Centre and David Lloyd Club, both offering pools, gyms, and a variety of sports facilities.

Epsom itself is a highly desirable commuter town, located to the south-west of London and known for its strong mix of state and independent schooling for all ages. The world-famous Epsom Downs, home of The Derby, is also nearby, while the M25 (Junction 9) is a short drive away, providing easy access to Heathrow and Gatwick international airports.



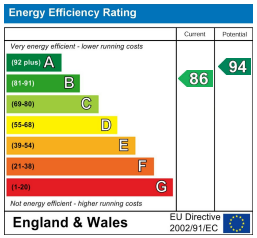
WOODLANDS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1530 SQ FT - 142.14 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **30 SQ FT - 2.76 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



57a, Woodlands Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: B
COUNCIL: Epsom & Ewell
TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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