



Kiln Lane, Epsom

Guide Price **£485,000**



1 Kiln Lane

Epsom

NO ONWARD CHAIN - Three-bedroom end terrace near town centre and station. Garage, conservatory, downstairs W.C., landscaped garden, and convenient amenities nearby. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- Close to Town Centre & Station
- Generous Reception
- Bright Conservatory
- Well Appointed Kitchen
- Three Bedrooms
- Family Bathroom
- Landscaped Garden
- Garage In Block
- Minutes From Supermarket



This well-presented three-bedroom end-of-terrace home offers an excellent opportunity for buyers looking for a comfortable and conveniently located property. Offered to the market with no onward chain, it is ideally suited to those seeking a straightforward purchase.

The property is conveniently situated within a ten-minute walk of the town centre and mainline station, making it particularly appealing to commuters. A major supermarket is also within easy walking distance, providing excellent access to everyday amenities.

Inside, the spacious reception room offers a versatile setting for both relaxing and entertaining, with direct access to a bright conservatory which creates an inviting additional living space and allows plenty of natural light to flow through the home. The kitchen is fitted with a range of units and integrated appliances, combining practicality with a contemporary feel.

Upstairs, there are three bedrooms, the main bedroom benefitting from built in wardrobes with mirrored sliding doors. A loft hatch with built in folding ladder leads to a boarded loft room with lighting and a window, ideal for storage or crafting. The family bathroom is well equipped for modern family life, while a useful downstairs W.C. adds further convenience.

Externally, the property benefits from a garage in block to the rear, together with a landscaped garden providing a pleasant and private space in which to relax and enjoy the outdoors. To the side of the property is a storage area running the length of the house with doors front and rear for secure access to both gardens and water taps at each end.

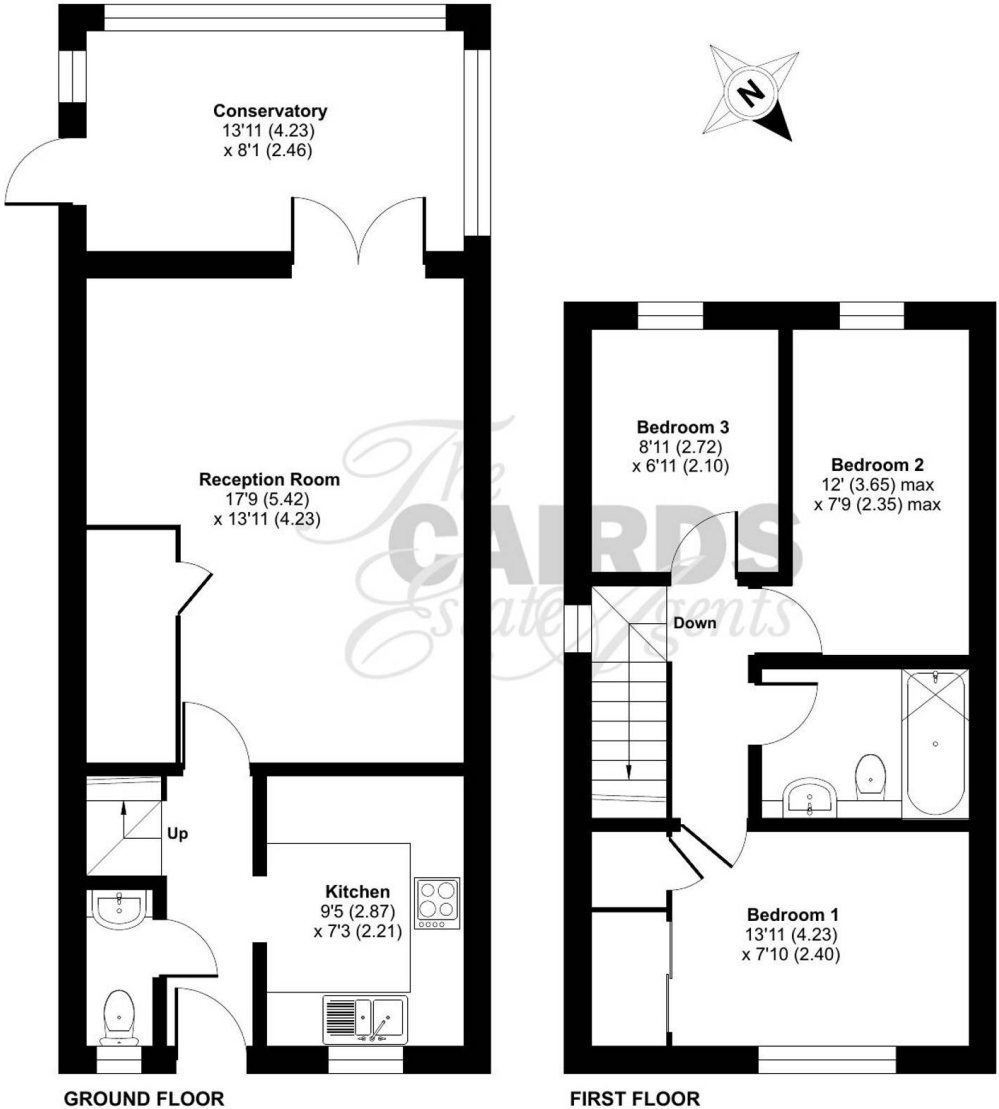
Combining generous living accommodation with excellent access to transport links, the town centre and local shopping facilities, this end-of-terrace home offers an appealing blend of comfort, convenience and practicality.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Kiln Lane, Epsom, KT17

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale







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