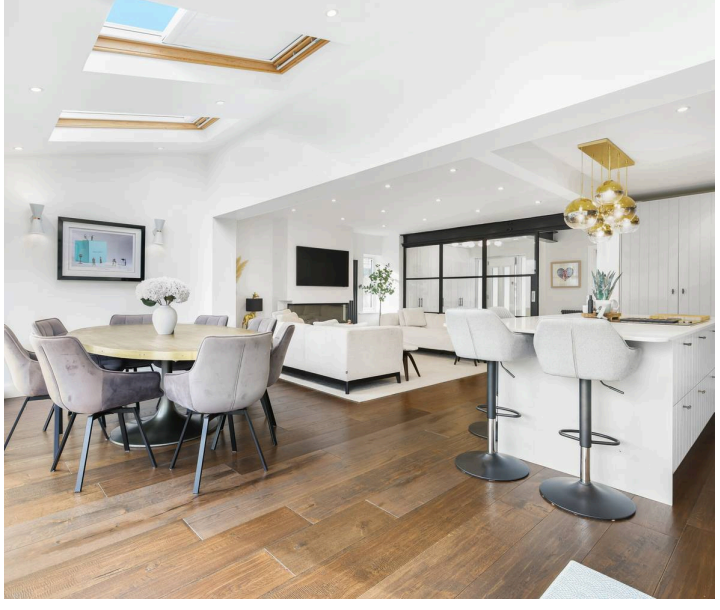


Squirrels Way, Epsom

Guide Price **£1,400,000**







Squirrels Way

Epsom

Beautiful four-bed detached home in a quiet cul-de-sac with open-plan living, study, en-suite, underfloor heating, private garden, driveway, and easy access to excellent schools and transport.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully Presented
- Quiet Cul-De-Sac
- Stunning Kitchen/Dining/Family Room
- Utility
- Study
- Principal Bedroom With En-Suite Shower Room
- Modern Family Bathroom
- Underfloor Heating & Air-Conditioning
- Driveway Parking For 2 Cars
- Close To Town Centre, Station & Renown Schools

This beautifully presented four-bedroom detached home occupies an attractive and peaceful cul-de-sac position, offering a wonderful combination of character, space and contemporary living.

Upon entering, you are welcomed by a spacious entrance hall, which leads through to a generous living room featuring an attractive fireplace, creating a warm and inviting space in which to relax. The true heart of the home is the impressive open-plan kitchen, dining and family room, thoughtfully designed to accommodate both modern family life and entertaining. Flooded with natural light, this stylish space features contemporary fittings and enjoys direct access to the rear garden, providing a seamless connection between indoor and outdoor living. Further ground floor accommodation includes a versatile study, a useful utility room and a convenient downstairs W.C.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a spacious, beautifully appointed en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Further benefits include underfloor heating and air-conditioning, ensuring comfort throughout the year.

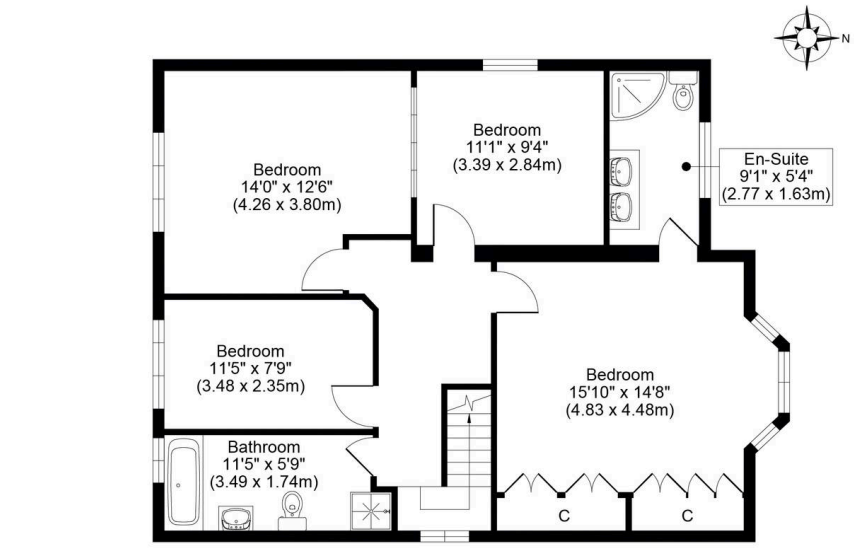
Externally, the property enjoys a particularly attractive and secluded rear garden, providing an excellent setting for both relaxation and outdoor entertaining. Predominantly laid to lawn, the garden is complemented by mature shrubs and established planting, creating a private and tranquil environment. To the front, a private driveway provides off-road parking for two vehicles. To the rear is a further driveway with access to Worple Road.

Combining generous and versatile accommodation with attractive outdoor space, this superb home is ideally positioned within easy reach of the town centre, excellent transport links and well-regarded schools. Offering the perfect balance of comfortable family living and modern convenience, this is a property that deserves to be viewed to be fully appreciated.

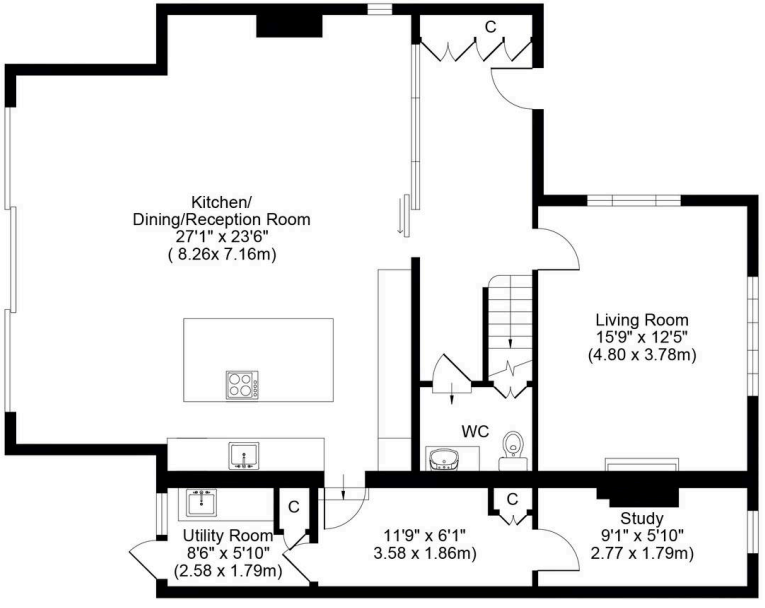
Early viewing is highly recommended!

SQUIRRELS WAY, KT18

TOTAL APPROX FLOOR PLAN AREA 2153 SQ.FT (200 SQ.M)



FIRST FLOOR



GROUND FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Cairds The Estate Agents

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

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