



Beech Road, Epsom

Guide Price £715,000



Beech Road

Epsom

Modern three-bedroom detached home in quiet cul-de-sac near Epsom Downs. Features stylish kitchen/diner, bright reception, south-facing garden, garage, and easy access to town and transport links. Call now to schedule viewing!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Beautifully Presented
- Cul-De-Sac
- Short Walk To Famous Epsom Downs
- Contemporary Kitchen/Diner With Underfloor Heating
- Bright Reception
- Three Bedrooms
- Modern Bathroom
- South Facing Garden
- Garage
- Easy Reach Of Epsom Town Centre & Station



Tucked away at the end of a quiet cul-de-sac just moments from the iconic Epsom Downs, this beautifully presented three-bedroom detached home offers an exceptional lifestyle in one of the area's most desirable settings.

At the heart of the property is a stylish, contemporary kitchen/diner, complete with sleek cabinetry, integrated appliances, and underfloor heating — an ideal space for everyday family life as well as entertaining. The bright and spacious reception room is flooded with natural light, creating a warm and welcoming atmosphere. Upstairs, there are three bedrooms, with fitted wardrobes to bedrooms one and two, providing excellent storage while maintaining a clean, streamlined look. The modern family bathroom is finished to a high standard with quality fixtures and tasteful detailing, complementing the home's contemporary décor throughout.

Externally, the south-facing rear garden enjoys an abundance of sunlight, backing directly onto open paddocks and offering the perfect setting for outdoor dining, gardening, or simply relaxing in peaceful surroundings. To the front, a well-maintained driveway provides off-street parking and leads to a secure garage, ideal for additional parking or storage.

Conveniently located within easy reach of Epsom town centre and its mainline station, the property offers excellent transport links into London and surrounding areas, making it particularly appealing to commuters and families. The cul-de-sac position ensures minimal passing traffic and a safe, tranquil environment. Combining modern interiors, generous outdoor space, and a prime location close to both open green spaces and local amenities, this superb home presents a rare opportunity to enjoy the very best of Epsom living.

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

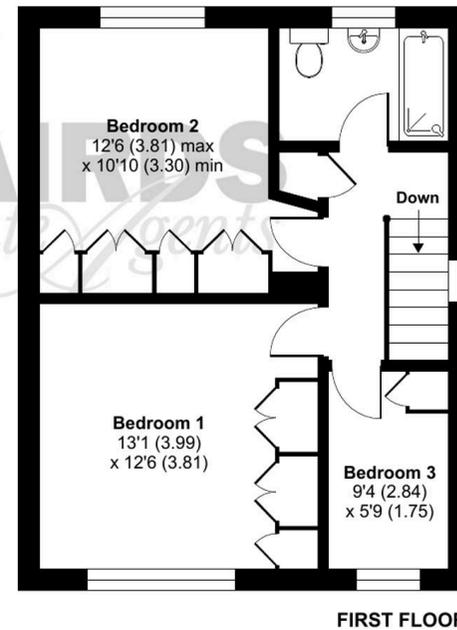
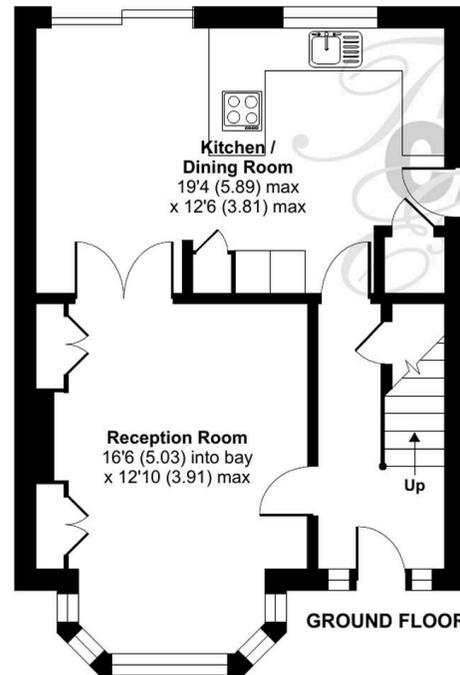
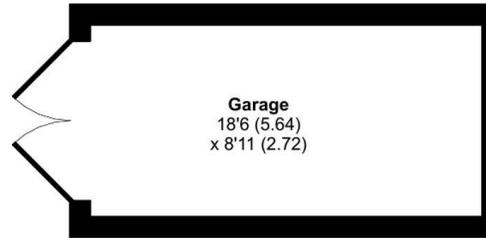
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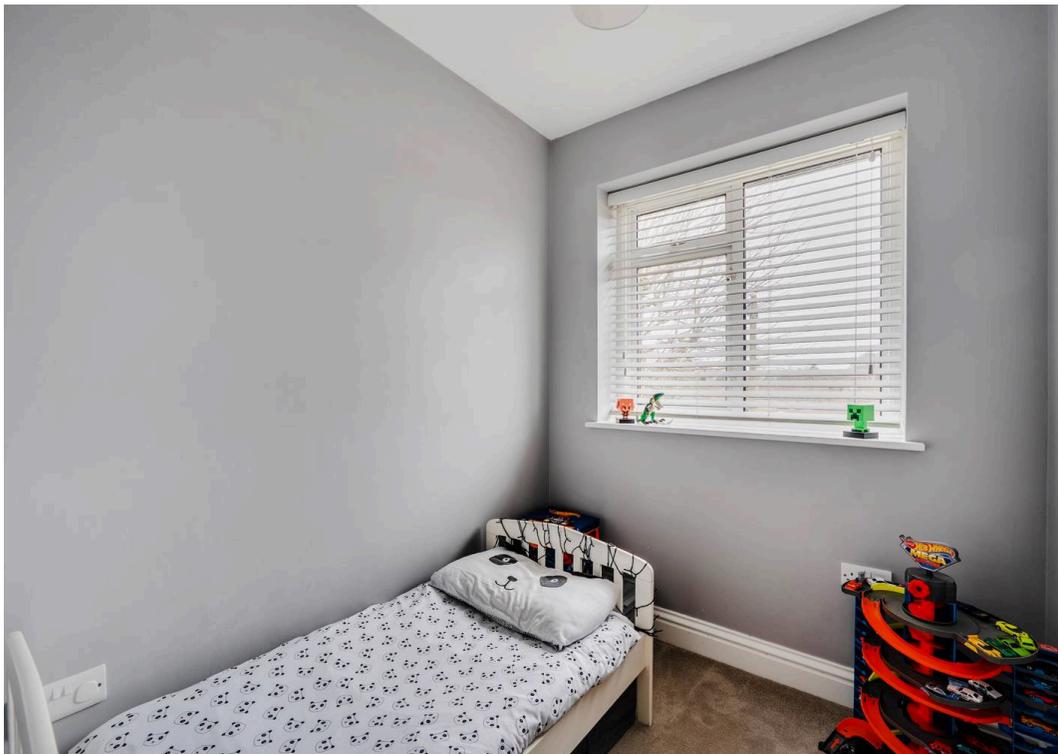
Approximate Area = 1019 sq ft / 94.7 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1185 sq ft / 110.1 sq m

For identification only - Not to scale







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