Your Logo

18 Farriers Close,

£525,000

3 2 2

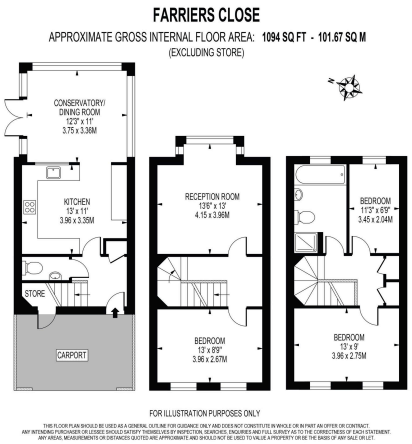
Quote Ref: KM1492

An end-of-terrace property, ideally located just over half a mile from Epsom mainline station and the town centre, offering flexible, well-proportioned family living in a quiet, well-established residential area.

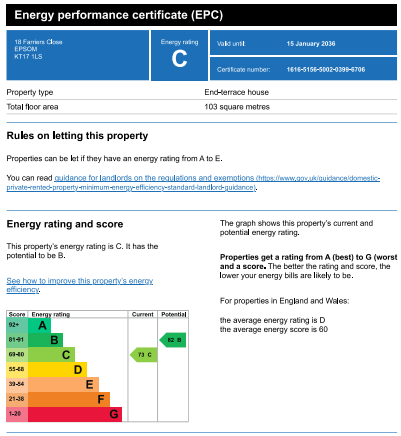
This townhouse-style home features three double bedrooms making it perfect for all the family. The current homeowner has upgraded the kitchen ensuring everything has a place, the bright conservatory to the rear offers a further space to enjoy - this could be used as a formal dining area, secondary lounge or even a home office overlooking the rear garden. Upstairs, the modern bathroom conveniently includes both a bath and a separate shower cubicle.

Outside, the property boasts a private garden and practical allocated parking, including one covered space to the immediate front and an additional space next to the property. Situated within a popular residential development, it is close to excellent schooling options and all local amenities.

With Epsom mainline train station and the town centre only 0.7 miles away, this home is perfectly positioned for commuters and those who enjoy vibrant town living. Offered chain free, this property is ready for its new owners to make their own.



- Quote Ref: KM1492
- Epsom mainline train station and the Town centre just over half a mile away
- Upgraded kitchen and modern bathroom featuring bath and separate shower
- Outside covered parking space with additional space next to the property
- End of terrace
- Offered chain free
- Three double bedrooms
- Conservatory leading out to the rear garden
- Popular residential development
- Close to excellent schooling options



Energy performance certificate (EPC)

19 Farriers Close EPSOM KT17 1LS	Energy rating C	Valid until	15 January 2036
		Certificate number:	1616-5156-5002-0399-6706

Property type	End-terrace house
Total floor area	103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60