



Lindsay Close, Epsom

Guide Price £825,000



Lindsay Close

Epsom

Modern three-bedroom detached home in quiet cul-de-sac with potential to extend (STPP). Recently updated offering spacious living, modern kitchen and bathroom, private garden & garage. PotClose to renown schools, the town centre, and station. Not to be missed! Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Quiet Cul-De-Sac
- Recently Updated
- Highly Sought After Location
- Potential To Extend (Subject To Planning)
- Catchment For Excellent Schools (Including Stamford Green & Roseberry)
- Contemporary Kitchen
- Modern Bathroom
- Three Double Bedrooms
- Integral Garage
- Short Walk To Town Centre & Station

Situated in a quiet cul-de-sac within the highly desirable Hookfield area of Epsom, this beautifully presented three-bedroom detached house offers a perfect blend of contemporary style and family-friendly living, together with the potential to extend (subject to planning permission).

Recently updated throughout, the property features a welcoming entrance hall leading to a bright and spacious sitting room and a light-filled conservatory – ideal for relaxing or entertaining. The modern kitchen is thoughtfully designed with sleek cabinetry and integrated appliances, offering a stylish and practical space.

Upstairs, three generously sized double bedrooms are finished to a high standard, complemented by a contemporary family bathroom and separate W.C. with elegant fixtures. Additional practical features include a downstairs W.C. and an integral garage, providing versatility and ample storage.

The private rear garden is well maintained and mainly laid to lawn, with a patio area perfect for outdoor dining and summer gatherings. Mature shrubs and fencing offer privacy and create a peaceful retreat for both children and adults. At the front, a driveway provides off-street parking for two vehicles.

Perfectly positioned within the catchment of excellent local schools, including Stamford Green and Roseberry, this home is an ideal choice for families. The town centre and station are also within easy walking distance, ensuring convenient access to commuting routes and everyday amenities.

This exceptional property combines practical family living with a tranquil setting, making it a rare opportunity to secure a modern home in a prime location. Early viewing is strongly recommended to fully appreciate everything this impressive house has to offer.

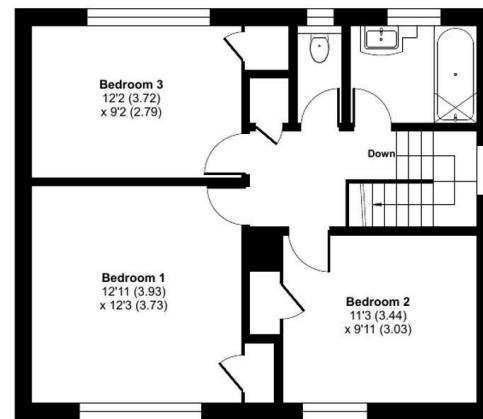
Lindsay Close, Epsom, KT19

Approximate Area = 1297 sq ft / 120.4 sq m

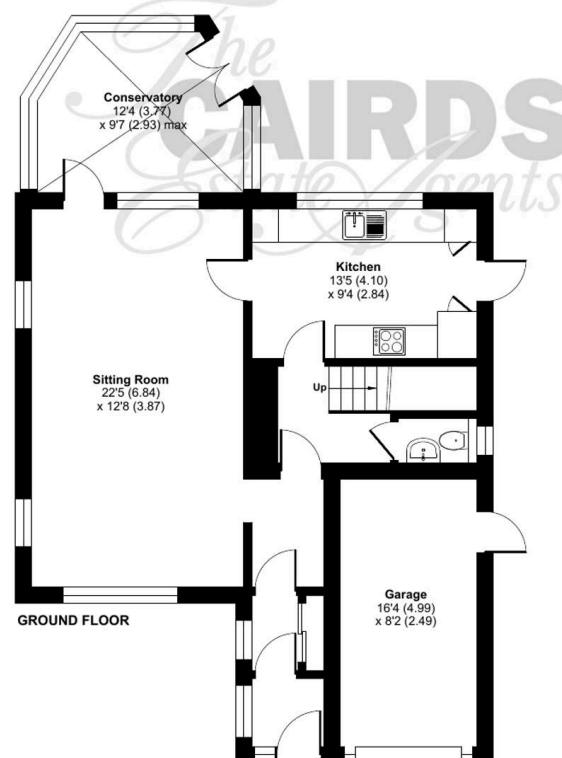
Garage = 130 sq ft / 12 sq m

Total = 1427 sq ft / 132.4 sq m

For identification only - Not to scale



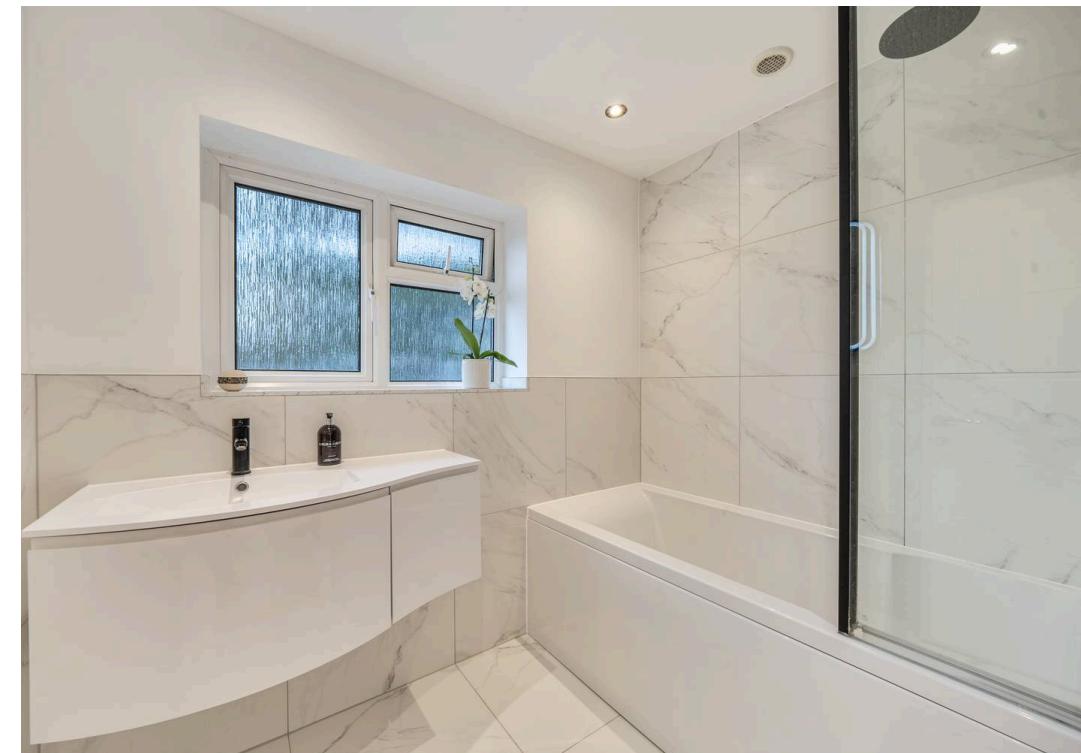
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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