



Beech Way, Epsom

Guide Price **£525,000**



## Beech Way

Epsom

NO ONWARD CHAIN - Attractive 2-bed detached bungalow on quiet road no through road. Extended, modern kitchen/diner, private courtyard garden, off-street parking. Close to town, station and Epsom Downs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- No Onward Chain
- Popular No Through Road
- College Area
- Spacious Reception
- Well Appointed Kitchen/Diner
- Two Double Bedrooms
- Modern Shower Room
- Private Courtyard Style Garden
- Close To Famous Epsom Downs
- Easy Reach Of Town Centre & Station



Situated on a highly desirable no-through road within the popular College Area, this attractive two-bedroom detached bungalow enjoys a peaceful setting while remaining conveniently close to local amenities. Offered to the market with no onward chain, it presents an excellent opportunity for buyers seeking a straightforward and hassle-free move.

Thoughtfully extended to enhance the living space, the property offers well-proportioned accommodation throughout. A spacious reception room provides a welcoming environment for both relaxing and entertaining, while the well-equipped kitchen/dining room features a range of modern units and ample space for everyday dining and social gatherings. Both bedrooms are comfortable double rooms, offering flexibility for guests, family members, or those working from home. The contemporary shower room is stylishly finished with modern fixtures and fittings.

Outside, the property benefits from a private courtyard-style garden, designed with low maintenance in mind and providing a secluded space for outdoor dining, entertaining, or simply enjoying the fresh air. Off-street parking further enhances the practicality and appeal of this home.

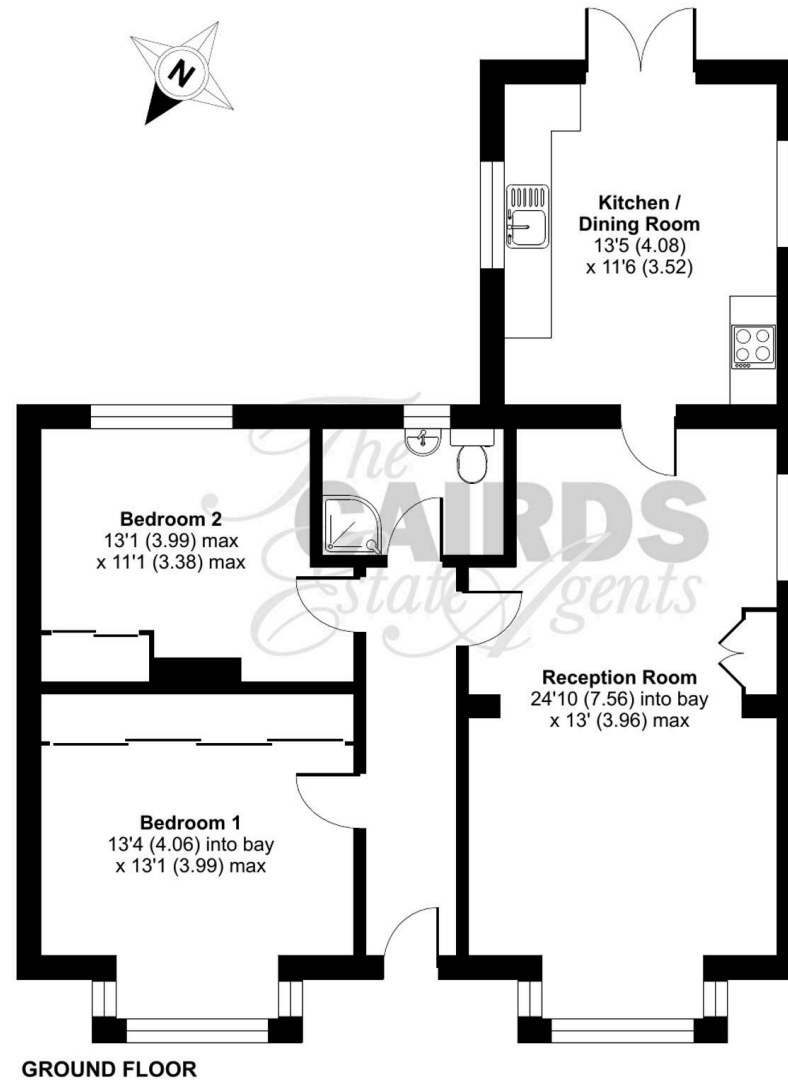
Ideally located within easy reach of the renowned Epsom Downs, the bungalow is perfect for those who appreciate open green spaces and scenic walks. Epsom town centre and the mainline railway station are also nearby, offering an excellent selection of shops, cafés, restaurants, and convenient transport links for commuters.

Combining a tranquil residential setting with excellent accessibility, this charming bungalow is well suited to downsizers, professionals, or anyone looking for a well-presented home in one of Epsom's most sought-after locations. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

# Beech Way, Epsom, KT17

Approximate Area = 890 sq ft / 82.6 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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