



Hylands Close, Epsom

Guide Price **£1,250,000**



Hylands Close

Epsom

Superb 4-bedroom detached home in a quiet cul-de-sac. Spacious kitchen/breakfast room, inviting reception areas, luxury master suite & and 2 further en-suite bedrooms. Utility room, conservatory with bi-fold doors onto landscaped garden, and off-street parking. Close to the town centre and station. Contact us to view!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Cul-De-Sac Location
- Kitchen/Breakfast Room
- Stunning Conservatory
- Spacious Receptions
- Master Bed With Vaulted Ceiling & Juliet Balcony
- Three En-Suites
- Utility
- Large Landscaped Garden
- Off Street Parking For 2/3 Cars
- Stones Throw From Town Centre & Station



Introducing an exceptional 4-Bedroom Detached Home, tucked away in a peaceful cul-de-sac, combining style, comfort, and practicality.

Inside, the spacious Kitchen/Breakfast Room is perfect for cooking and gathering, while the inviting Reception Rooms sets the stage for both relaxation and entertaining.

The property features four well-proportioned bedrooms, three of which have their own en-suites. The luxurious master suite stands out with its vaulted ceiling and Juliet balcony, adding a touch of elegance. A utility room and downstairs W.C. provide everyday convenience.

A highlight of this home is the beautiful conservatory, complete with electric blinds and bi-fold doors, opening onto a large landscaped garden—ideal for enjoying both indoor comfort and outdoor space. Off-street parking for 2–3 cars adds further practicality.

Perfectly located close to the town centre and station, you'll enjoy easy access to shops, amenities, and excellent transport links.

Contact us today to schedule your viewing!

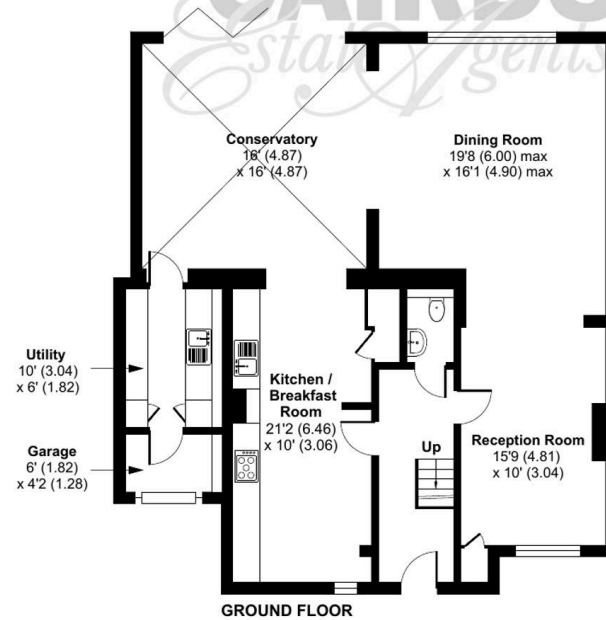
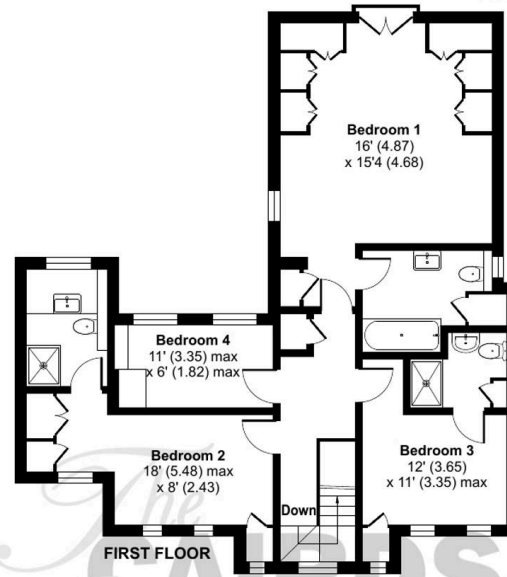
Hylands Close, Epsom, KT18

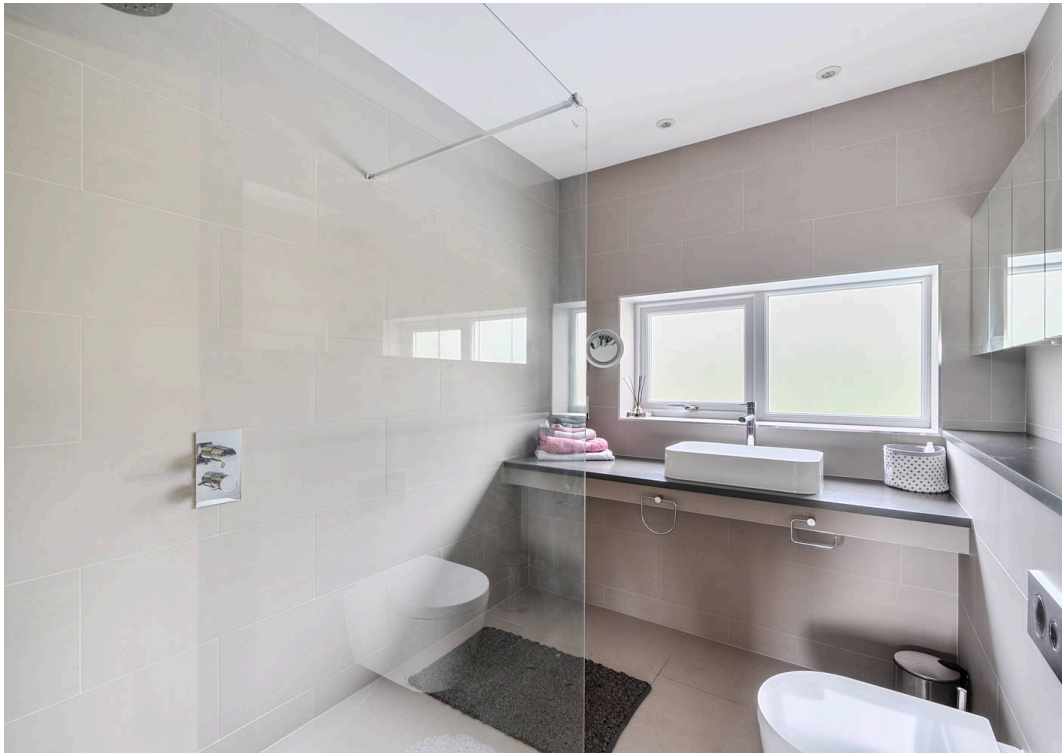
Approximate Area = 2090 sq ft / 194.1 sq m

Garage = 26 sq ft / 2.4 sq m

Total = 2116 sq ft / 196.5 sq m

For identification only - Not to scale







Cairds The Estate Agents

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

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