



**Kingston Road,**  
Epsom

Offers Over  
**£500,000**





**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

Ref: JK0700. This attractive three-bedroom family home offers well-balanced accommodation arranged over three floors, with a generous rear garden and versatile living space ideal for modern family life.

The ground floor opens into a welcoming reception room with wood flooring and excellent natural light, providing a comfortable space to relax. To the rear, the kitchen/dining room is thoughtfully laid out with ample storage, integrated appliances and space for a dining table, making it perfect for everyday living and entertaining. A separate utility area and additional storage add further practicality.

On the first floor are two well-proportioned bedrooms, both served by a modern family bathroom. The second floor hosts the master bedroom, offering a quiet retreat.

Externally, the property benefits from a private rear garden with a combination of patio and lawn, providing an excellent outdoor space for dining, entertaining or family use. A garden shed offers useful additional storage.

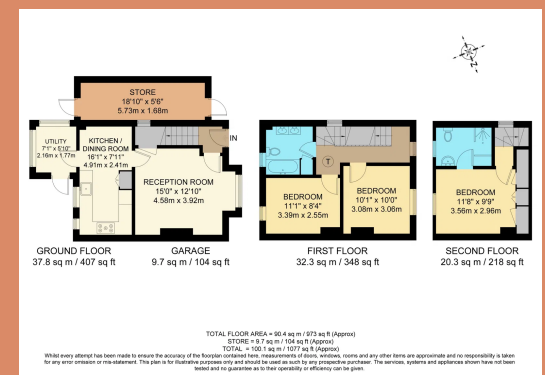
Situated in a popular and well-established residential area, the home is conveniently located for local amenities, well-regarded schools and transport links, making it an ideal choice for families and commuters alike.



- Ref: JK0700
- Three-bedroom family home arranged over three floors
- Bright and welcoming reception room with wood flooring
- Spacious kitchen/dining room ideal for everyday living and entertaining
- Separate utility area providing additional storage and practicality
- Modern family bathroom serving the first floor bedrooms
- Master bedroom on the top floor with ensuite shower room
- Private rear garden with patio and lawn areas
- Useful garden shed offering additional storage
- Popular residential location close to local schools, amenities and transport links







**Andrew Burn Property - Jason Kates**

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