



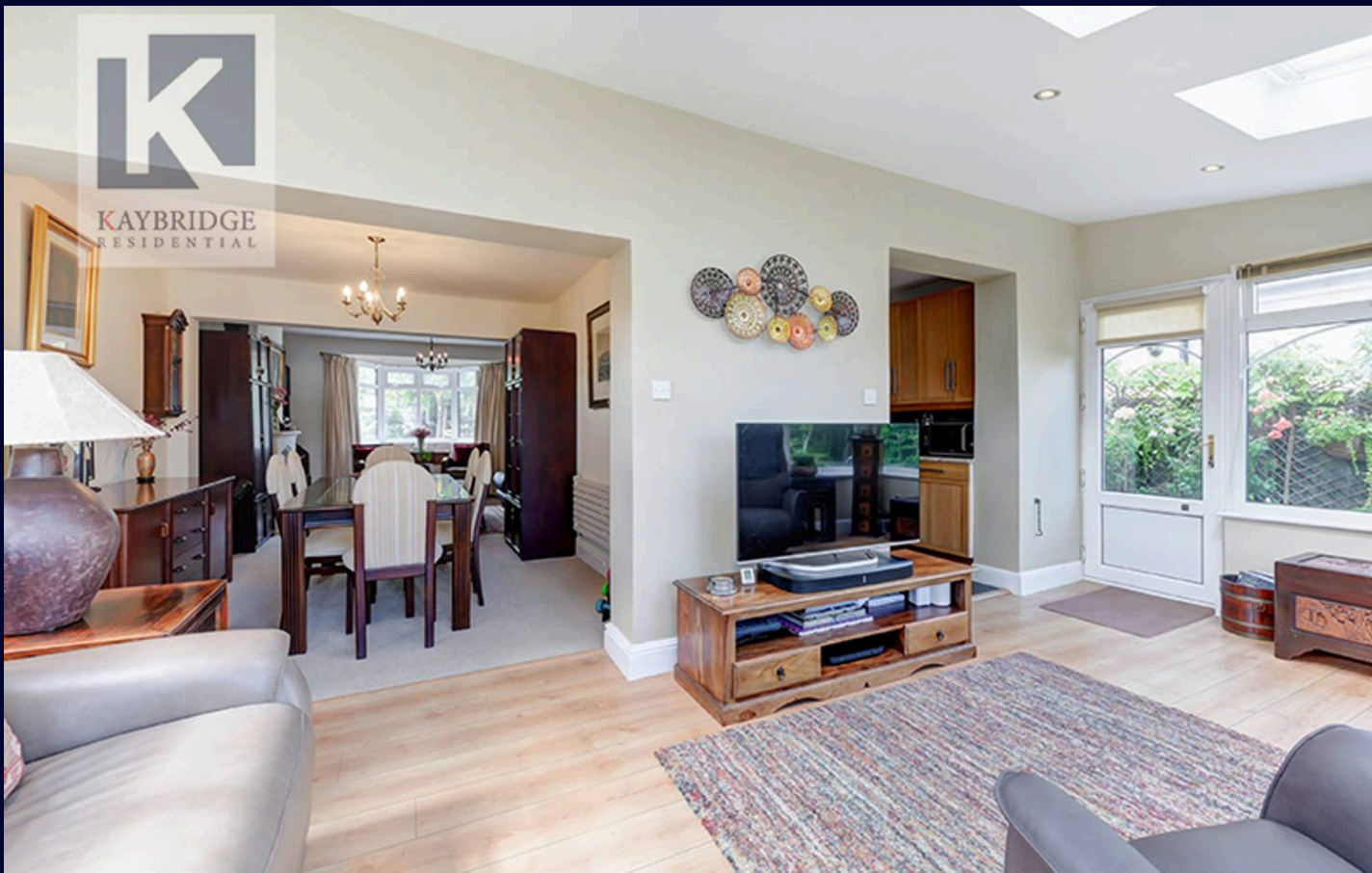
KAYBRIDGE
RESIDENTIAL



Cunliffe Road

Epsom

£675,000

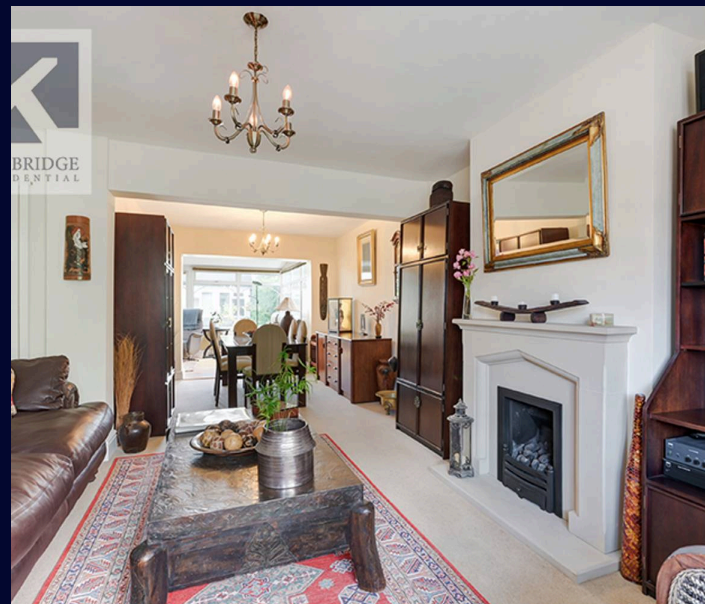


Cunliffe Road

Epsom

- Bay-fronted three double bedroom family home
- Close proximity to well-regarded schools and mainline station
- Immaculately presented throughout
- Flexible accommodation
- Family bathroom with separate shower cubicle
- Out house/office with electrics and Wifi
- Off-Street Parking
- Conservatory with 3 Velux windows
- Modern kitchen with granite worktops

This beautifully presented bay-fronted three double bedroom semi-detached home offers an exceptional opportunity for families and professionals seeking a spacious and versatile home in a highly sought-after location. Immaculately maintained throughout, the property impresses from the moment you step inside, with a welcoming entrance hall leading to a generous and flexible layout. The modern kitchen is thoughtfully designed with sleek granite worktops, ample storage, and quality appliances, making it ideal for keen cooks and every-day family life. The bright and airy conservatory, featuring three Velux windows, provides a wonderful additional living area that can be enjoyed year-round, whether for relaxing, dining, or entertaining guests. There is also the added benefit of a downstairs W.C.



The main through-lounge, boasts a striking bay window that floods the space with natural light. Upstairs, three well-proportioned double bedrooms provide comfortable accommodation for all members of the household, with each room benefitting from tasteful décor and generous proportions. The stylish family bathroom is fitted with contemporary fixtures, including a separate shower cubicle for added convenience. Further enhancing the flexibility of this impressive home is a well-appointed out house or office, complete with electrics and Wifi, offering a perfect solution for those needing a dedicated workspace or hobby room.

Additional features include off-street parking for multiple vehicles, ensuring practicality for busy families or commuters. The property is ideally located within close proximity to well-regarded local schools, making it an excellent choice for families with children, and is just a short distance from Stoneleigh mainline station, providing easy access to central London and beyond for professionals. Every detail of this home has been carefully considered to offer both style and functionality, from the high-quality finishes to the adaptable living spaces that can be tailored to suit individual needs. This is a rare opportunity to acquire a home that seamlessly blends period character with contemporary comforts, set within a vibrant and convenient neighbourhood. Early viewing is highly recommended to fully appreciate the quality and versatility of this outstanding property.

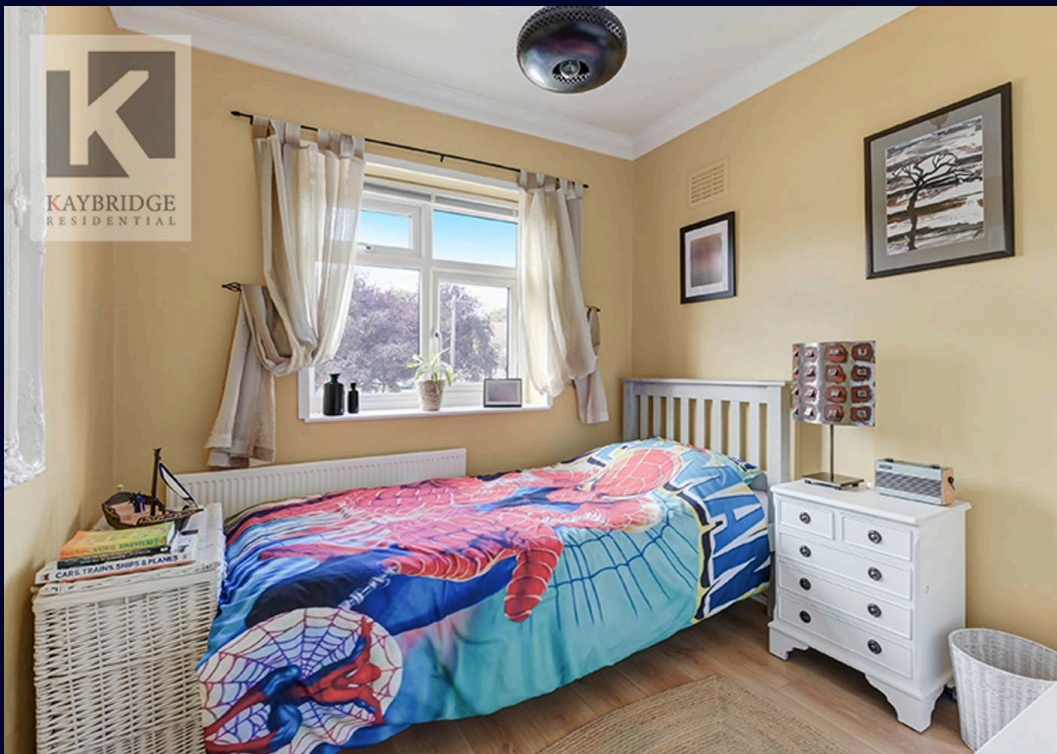
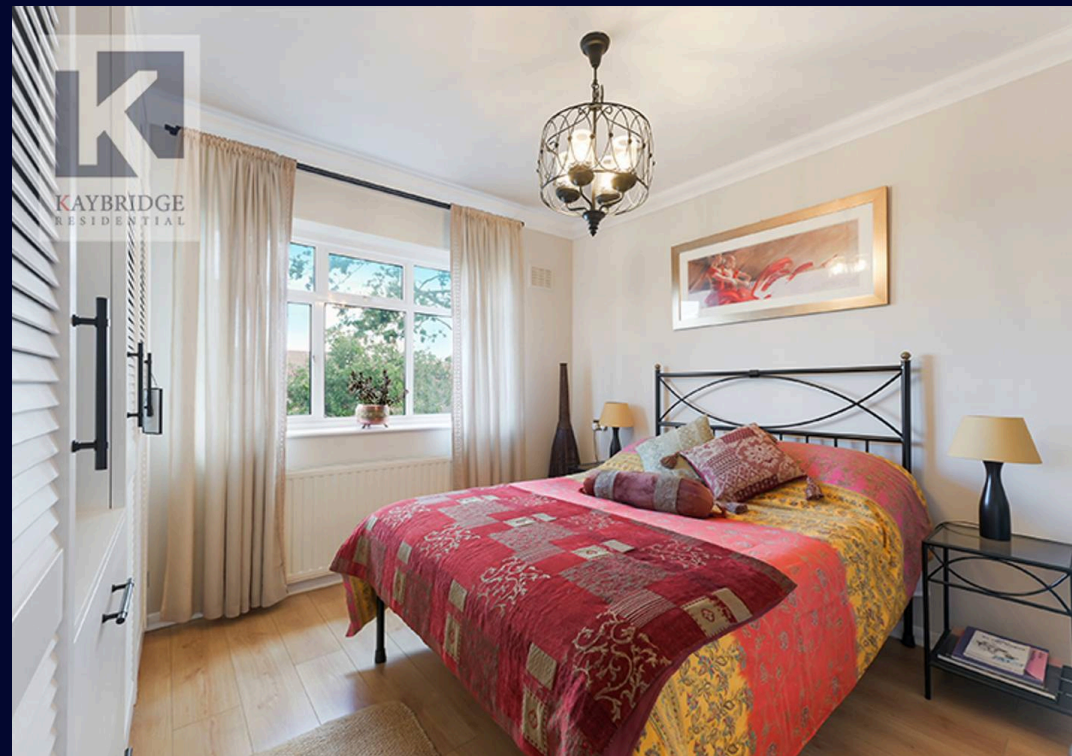
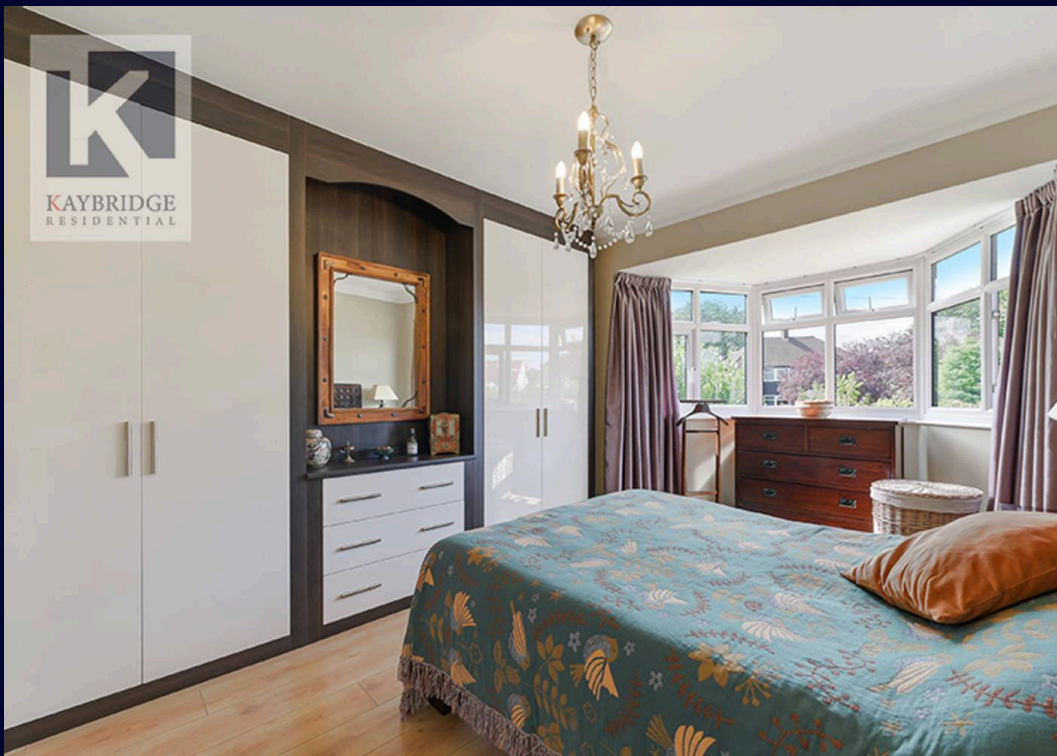
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

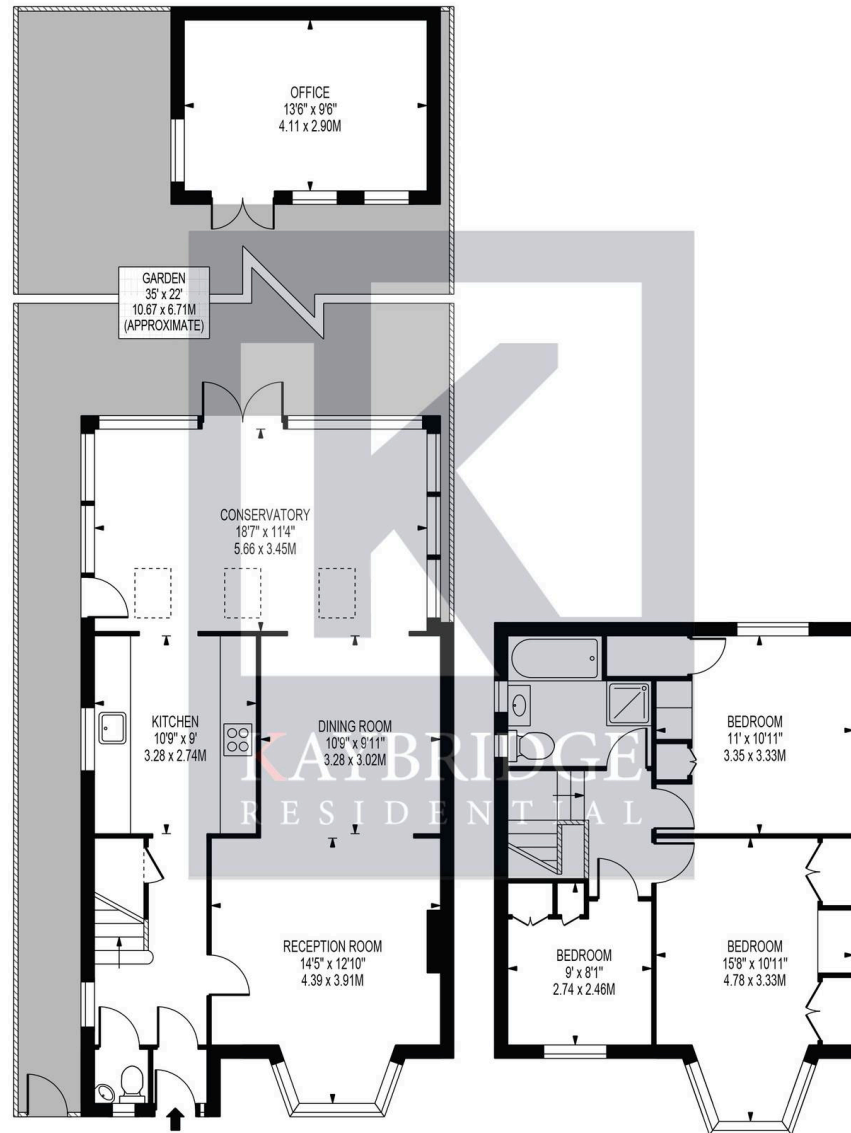




CUNLIFFE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1147 SQ FT - 106.56 SQ M
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 128 SQ FT - 11.92 SQ M



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