



KAYBRIDGE
RESIDENTIAL



Thorndon Gardens

Epsom

Guide Price £700,000 - £725,000



Thorndon Gardens

Epsom

- Three-bedroom semi-detached family home
- Approximately 989 sq ft of internal accommodation
- Modern fitted kitchen
- Contemporary family bathroom with separate bath and shower
- Detached garage
- Impressive landscaped rear garden
- Covered patio and outdoor entertaining areas
- Feature pond, pergola and outdoor bar
- Well-presented throughout

Guide Price: £700,000 - £725,000 Kaybridge Residential are delighted to present this beautifully presented three-bedroom semi-detached family home, offering generous living accommodation, a substantial driveway, detached garage, and an impressive landscaped rear garden designed for both entertaining and relaxation. Being within close proximity to well-regarded schools and mainline station for access in to London, makes this home perfect for all family types.

The property provides approximately 989 sq ft of internal accommodation, excluding the garage, and has been thoughtfully maintained and improved to create a bright, modern and comfortable home.

The ground floor is centred around an impressive 28'5" reception/dining room, providing an excellent amount of space for both everyday family living and entertaining.



The room benefits from a large bay window to the front, while to the rear, glazed doors open directly onto the patio and garden, creating a wonderful connection between the indoor and outdoor spaces.

The separate modern kitchen is finished with sleek contemporary units, generous worktop space and a range of integrated and freestanding appliances, with direct access out to the rear garden.

Upstairs, there are **three bedrooms**, including two particularly well-proportioned double bedrooms and a third bedroom which would make an ideal child's room, nursery or home office. The accommodation is completed by an impressive contemporary family bathroom, beautifully finished with large-format tiling and featuring both a separate walk-in shower and bath.

Outside is where this home really stands apart. To the front, the property benefits from a **generous private driveway providing off-street parking for several vehicles.**

The rear garden has been created with entertaining in mind and offers several distinct areas in which to relax and enjoy the outdoors. Immediately behind the property is a large paved terrace with a covered seating and dining area, leading onto the garden where there is a feature pond, further seating areas, a pergola and outdoor bar. Towards the rear is an additional garden area with a timber outbuilding, providing useful space.

Further benefits include, approved planning permission for a double side extension.

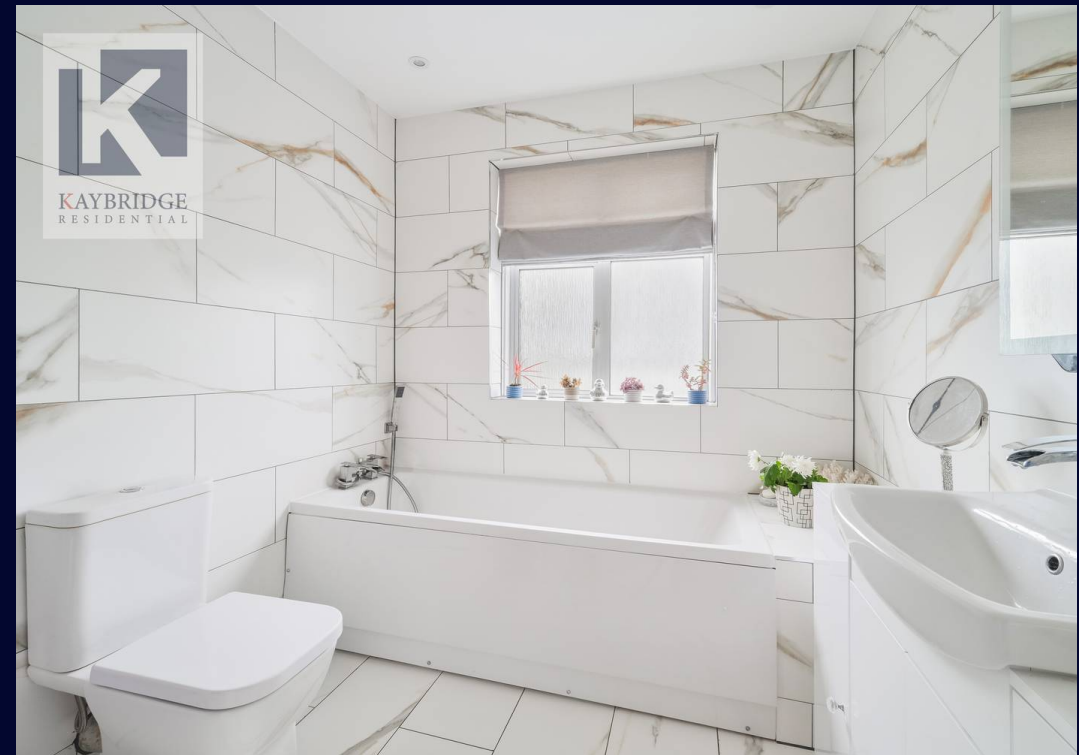
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

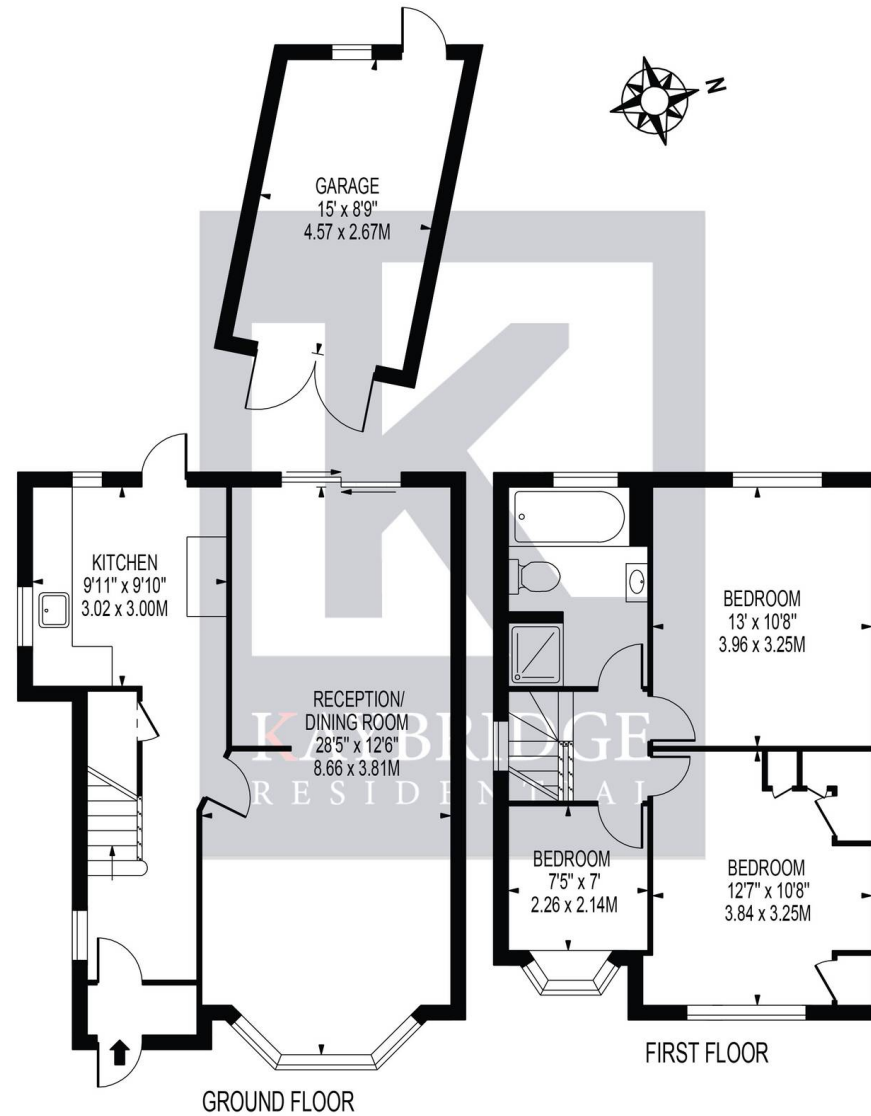




THORNDON GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 989 SQ FT - 91.88 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 132 SQ FT - 12.26 SQ M



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