



**Pound Close, Epsom**

**Guide Price £550,000**



## Pound Close

Epsom

Three-bedroom semi-detached home in gated development with bright reception, en-suite, parking, and easy access to town centre and station. Modern, private, and well-maintained. Call today to view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Small Gated Development
- Tucked Away Location
- Bright Reception
- Three Bedrooms
- En-Suite To Master
- Modern Bathroom
- Downstairs W.C.
- Good Size Garden
- Off Street Parking
- Close to Town Centre & Station



This attractive three-bedroom semi-detached home is set within an exclusive, gated development, offering both privacy and security in a tucked-away location.

Inside, the property features a bright and inviting reception room, perfect for relaxing or entertaining, with doors opening onto the garden and allowing plenty of natural light to fill the space. The well-designed kitchen provides ample storage, combining practicality with style for everyday family living. Upstairs, there are three generously sized bedrooms, including a principal bedroom with a modern en-suite shower room, creating a comfortable private retreat. A contemporary family bathroom serves the remaining bedrooms, while a convenient ground-floor W.C. enhances overall functionality.

To the rear, the property enjoys a spacious private garden, ideal for outdoor dining, children's play, or simply unwinding in a peaceful environment. Off-street parking is available within the gated development, offering added convenience and reassurance for both residents and guests.

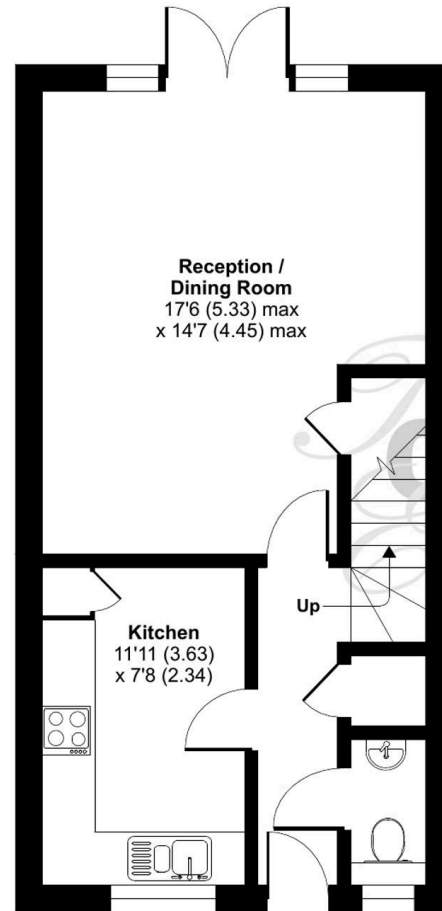
Ideally located within easy reach of the town centre and mainline station, the home benefits from excellent access to a wide range of shops, restaurants, and transport links. This is a fantastic opportunity to purchase a modern, well-maintained property with generous outdoor space in a highly desirable and secure setting.

Call Cairds today to schedule your viewing!

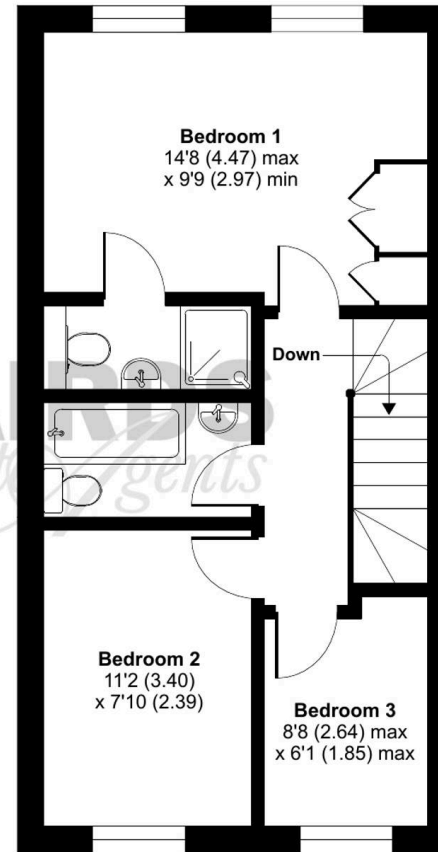
# Pound Close, Epsom, KT19

Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





## Cairds The Estate Agents

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

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