



Farriers Road, Epsom

Guide Price **£525,000**



Farriers Road

Epsom

Well-presented three-bed townhouse with carport, modern kitchen/diner, conservatory, flexible living space, and easy access to town centre, and mainline station. Ideal for families or professionals.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Mid Terrace Town House
- Popular Tree Lined Development
- Spacious Kitchen/Diner
- Conservatory
- Generous Reception
- Ground Floor W.C.
- Three Spacious Bedrooms
- Carport
- Good Sized Garden
- Close To Town Centre & Station



This well-presented three-bedroom mid-terrace townhouse is situated within a popular development, offering a thoughtfully arranged layout across three floors.

Upon entering the property, you are greeted by a welcoming hallway that leads to a modern kitchen dining area, designed for both every-day meals and entertaining guests. Adjacent to the kitchen/diner is a bright conservatory, providing an additional versatile living space that can be enjoyed throughout the year. The ground floor also benefits from a convenient W.C., ideal for guests and family members alike.

Moving to the first floor, you will find a spacious sitting room that serves as a comfortable retreat for relaxation or social gatherings, as well as a bedroom, which can also function as a generous family room/home office, depending on your needs. The second floor houses two further bedrooms and a well-appointed family bathroom, complete with modern fittings. The property is further complemented by a carport to the front of the property, providing sheltered parking and additional storage options.

Residents will appreciate the proximity to essential amenities, with Sainsbury's Supermarket just a short walk away, making every-day shopping convenient and accessible. The town centre and mainline station are also within easy reach, ensuring excellent transport links and a variety of shops, restaurants, and leisure facilities nearby.

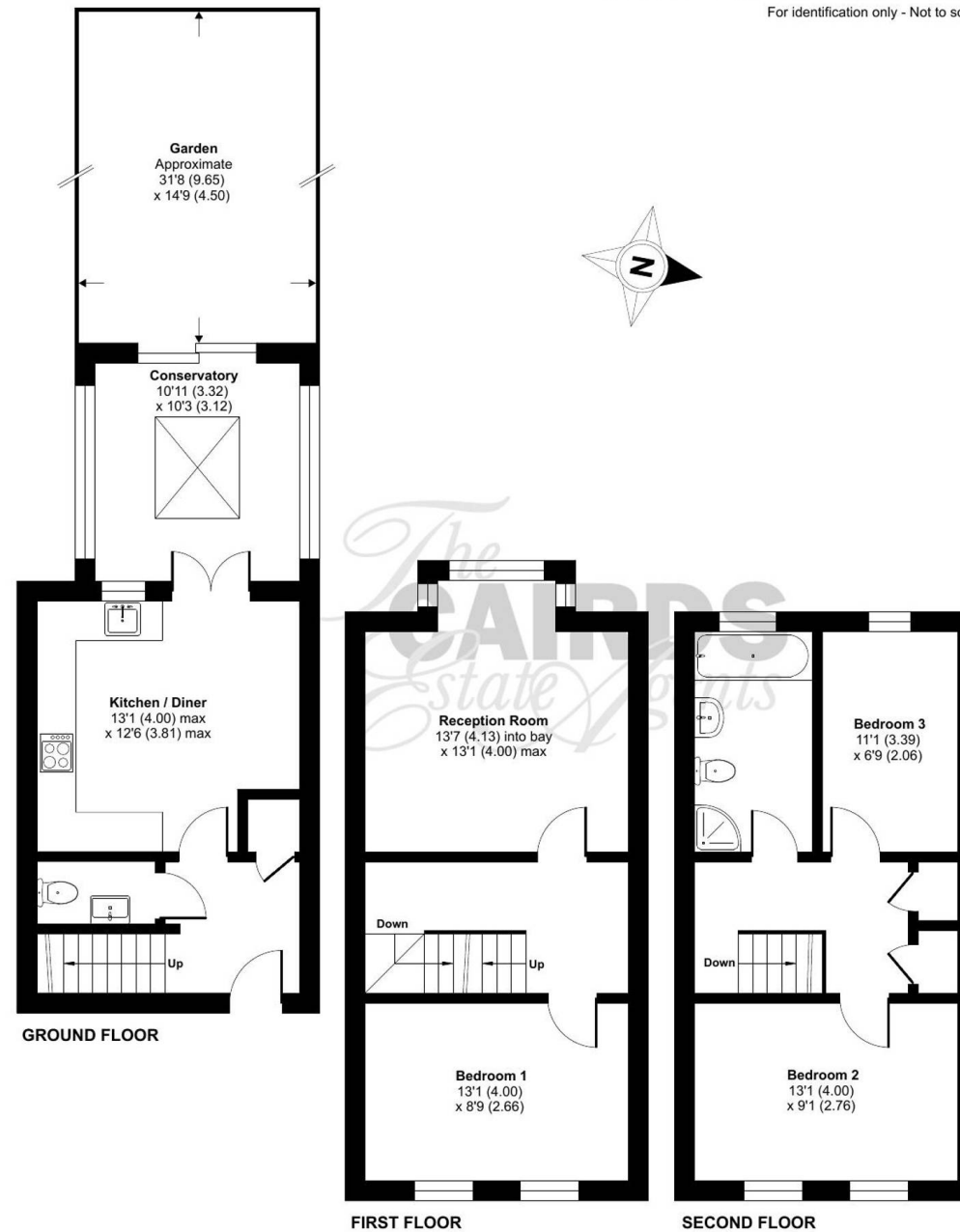
This home combines practical living with a sought-after location, making it an ideal choice for families, professionals, or those seeking a well-connected base close to local conveniences. With its flexible accommodation and thoughtful design, this townhouse presents a fantastic opportunity to enjoy contemporary living in a vibrant community setting.

You can include any text here. The text can be modified upon generating your brochure.

Farriers Road, Epsom, KT17

Approximate Area = 1113 sq ft / 103.4 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