

Relko Court, Epsom

Epsom

£475,000

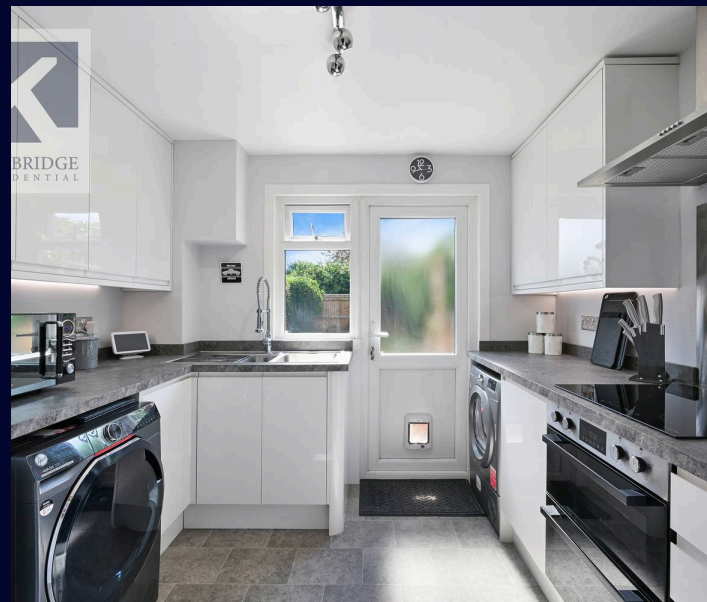
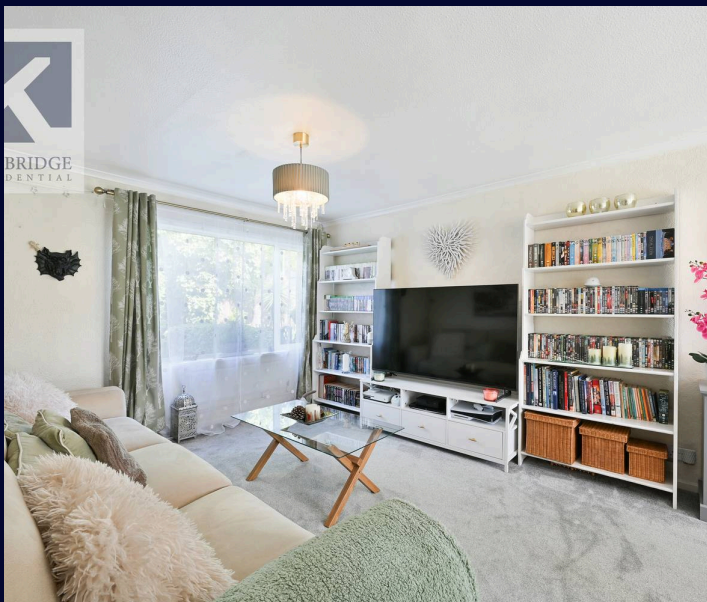


## 15 Relko Court

Epsom, Epsom

- Three Bedroom House
- Downstairs WC
- Private Front & Rear Garden
- Quiet Secluded Area
- Close Proximity to Epsom Town Centre
- Good Condition Throughout
- Catchment For Blenheim School

This well maintained three bedroom terraced house is ideally situated in a quiet and secluded area, offering an excellent opportunity for those seeking a first family home. The property is presented in good condition throughout and features a spacious and welcoming layout that is both practical and comfortable. Upon entering, you are greeted by a bright hallway that leads to a generously sized through lounge, perfect for relaxing or entertaining guests. The modern kitchen is well appointed, providing ample storage and workspace for family meals or gatherings. A convenient downstairs WC adds to the practicality of the ground floor layout. Upstairs, there are three well proportioned bedrooms, each offering enough space for double beds and additional furniture, making them suitable for children, guests or as a home office. The family bathroom is stylish and functional, designed to meet the needs of a busy household. Further benefits include an outbuilding for additional storage



The property's location is a key feature, being within close proximity to Epsom Town Centre, which offers a wide range of shops, cafes, and amenities, as well as excellent transport links for commuters. For families, the house falls within the catchment area for the highly regarded Blenheim School, making it an attractive choice for those with school age children. The overall presentation of the property is of a high standard, with neutral decor and quality finishes that create a warm and inviting atmosphere throughout. Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round. This home represents a rare opportunity to acquire a good sized, well maintained house in a sought after and peaceful location, with all the conveniences of town living close at hand. Early viewing is highly recommended to fully appreciate the space, condition and excellent value offered by this delightful family home. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Discover Epsom – A Desirable Surrey Town Epsom is a historic and highly sought-after market town in Surrey, offering an ideal balance of countryside charm and modern convenience. Just 15 miles from London, it's a top choice for families and professionals who want green space without compromising on connectivity. Epsom station provides direct trains to London Waterloo, Victoria, and London Bridge in under 40 minutes, while major roads like the A3 and M25 are easily accessible. The town is best known for the world-famous Epsom Derby and is surrounded by beautiful open spaces including Epsom Downs, Horton Country Park, and Nonsuch Park. These green areas are perfect for walking, cycling, and enjoying the outdoors. Epsom's vibrant town centre offers a variety of shops, cafés, pubs, and restaurants, plus the Ashley Centre for retail and the Epsom Playhouse for entertainment. Weekly markets and local events add to its strong community feel. Families are especially drawn to Epsom for its excellent schools, such as Rosebery, Glyn, and the prestigious Epsom College. Housing in the area ranges from charming period homes and Edwardian villas to modern apartments and family houses, with popular areas including Woodcote, College Area, and nearby

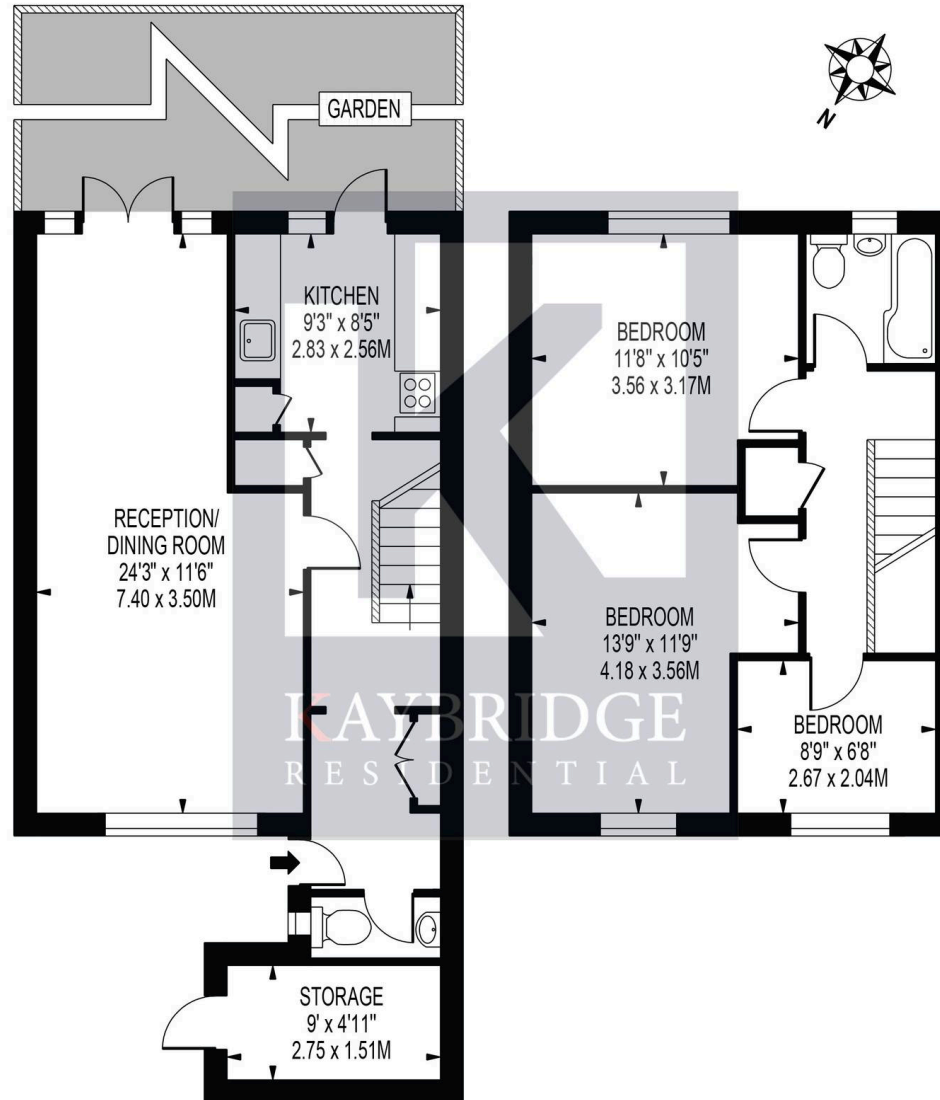




# RELKO COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 887 SQ FT - 82.40 SQ M  
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF STORAGE: 45 SQ FT - 4.15 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
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