



Eastdean Avenue, Epsom

Guide Price £825,000



Eastdean Avenue

Epsom

Spacious extended four-bedroom semi in a sought-after Epsom crescent. Open-plan living, two bathrooms, garage, parking, top schools nearby, and easy access to town, station, and Epsom Common. Ideal for families.

Council Tax band: E

Tenure: Freehold

- Attractive Extended Semi-Detached with South Westerly aspect garden
- Quiet Crescent Location
- Spacious Open Plan Kitchen/Family/Diner
- Utility & Downstairs W.C.
- Principal Bedroom With En-Suite
- Three Further Bedrooms
- Views overlooking common
- Detached Garage With Store
- Close To Epsom Common with its tranquil woodland and ponds
- Catchment Area For Renown Schools Including Rosebery, Glyn & Stamford Green Primary
- 10 Minute Walk To Town Centre & Station



This exceptional four-bedroom semi-detached home is nestled within a quiet and highly desirable crescent, offering beautifully presented and versatile accommodation ideal for modern family living in one of Epsom's most sought-after locations.

Thoughtfully extended, the property provides generous living space throughout. At its heart is an impressive open-plan kitchen, dining and family room, featuring a striking tri-fold window that fills the space with natural light and creates the perfect setting for both everyday family life and entertaining. The ground floor also offers a separate reception room, a practical utility room and a convenient downstairs cloakroom, providing excellent functionality for busy households.

The first floor comprises two spacious double bedrooms, a well-proportioned single bedroom and a contemporary family bathroom finished to a high standard. Occupying the entire second floor, the principal bedroom enjoys the feel of a private suite, complete with a stylish en-suite shower room and ample space to relax and enjoy the stunning views of the ancient woodlands.

Externally, the residence boasts a South-Westly aspect rear garden, and benefits from a detached garage with an additional rear store, offering excellent storage or workshop potential, with direct side gate access to the garden, with further benefits of off-street parking for two vehicles and a front lawned garden.

Perfectly positioned for families, Epsom Common is literally at the end of the road, providing beautiful open green space for walking, cycling and outdoor recreation. It also falls within the catchment area for several highly regarded schools, including Rosebery and Glyn Schools, plus several Primary Schools including Stamford Green, making it an excellent choice for those seeking outstanding educational opportunities.

For commuters, Epsom town centre and railway station are approximately a ten-minute walk away, offering regular services to London Waterloo, Victoria and London Bridge and beyond, along with an excellent selection of shops, restaurants, cafés, theatre and leisure facilities.

Combining generous living accommodation, a superb layout and an enviable location, this attractive home presents an outstanding opportunity for buyers seeking a long-term family residence in one of Epsom's most established and desirable neighbourhoods. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Eastdean Avenue, Epsom, KT18

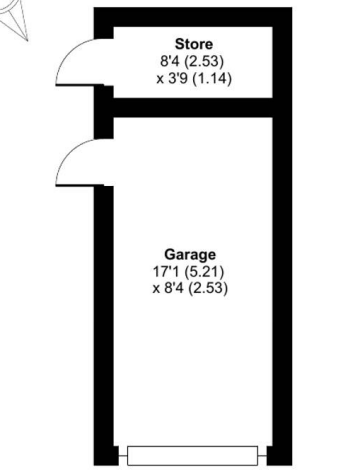
Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 142 sq ft / 13.1 sq m

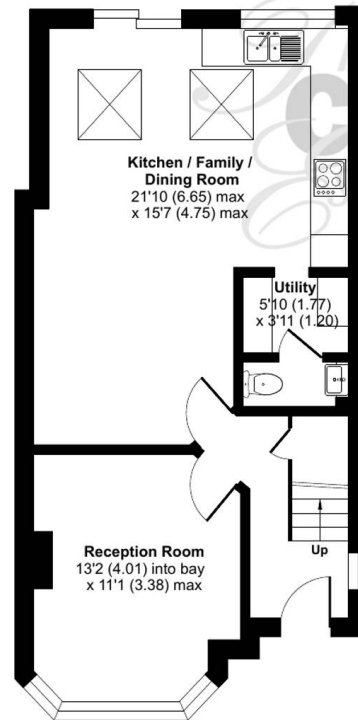
Outbuilding = 31 sq ft / 2.8 sq m

Total = 1353 sq ft / 125.5 sq m

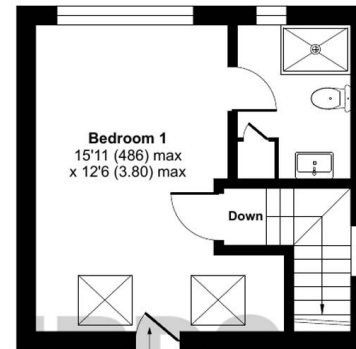
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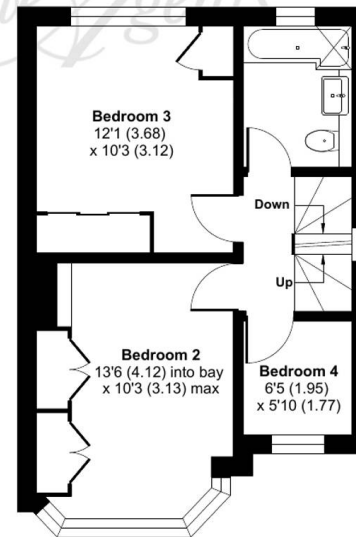
GARAGE / OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





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