



Gatley Avenue, Epsom

Epsom

Guide Price £475,000



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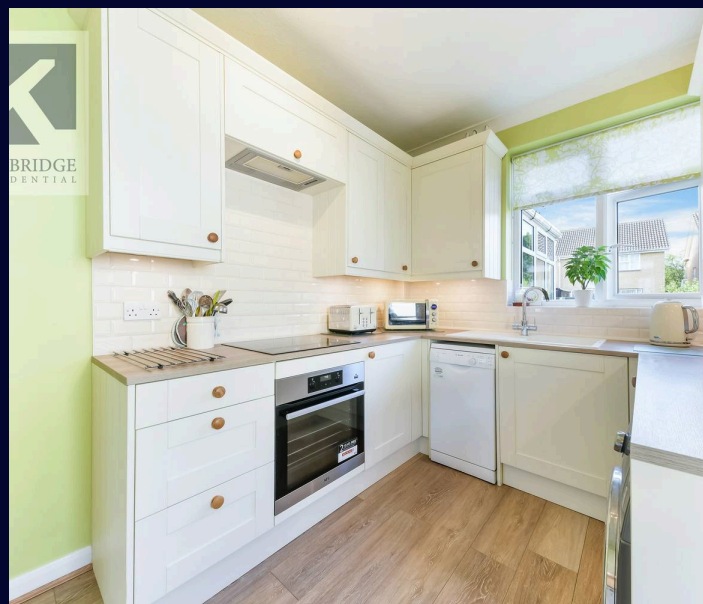
- Three-bedroom semi-detached bungalow
- South-westerly facing garden
- Ample off-street parking
- Approx. 974 sq ft
- Flexible accommodation over two floors
- Conservatory/dining room

Kaybridge Residential are pleased to present this deceptively spacious three-bedroom semi-detached bungalow, offering approximately 974 sq ft of versatile accommodation, off-street parking and a generous rear garden.

The ground floor comprises a bright reception room, fitted kitchen, modern shower room, a generous principal bedroom and a further bedroom/study. To the rear, a spacious conservatory/dining room opens directly onto the garden, providing an excellent additional living and entertaining space.

Upstairs, the converted loft provides a further bedroom, making the property ideal for families, downsizers or buyers seeking flexible accommodation.

Outside, the property benefits from a private driveway, gated side access and a well-sized rear garden with patio and lawn.



Situated in a popular residential area of Epsom, close to local amenities, schools and transport links.

To fully appreciate everything this home has to offer, a viewing is highly recommended.

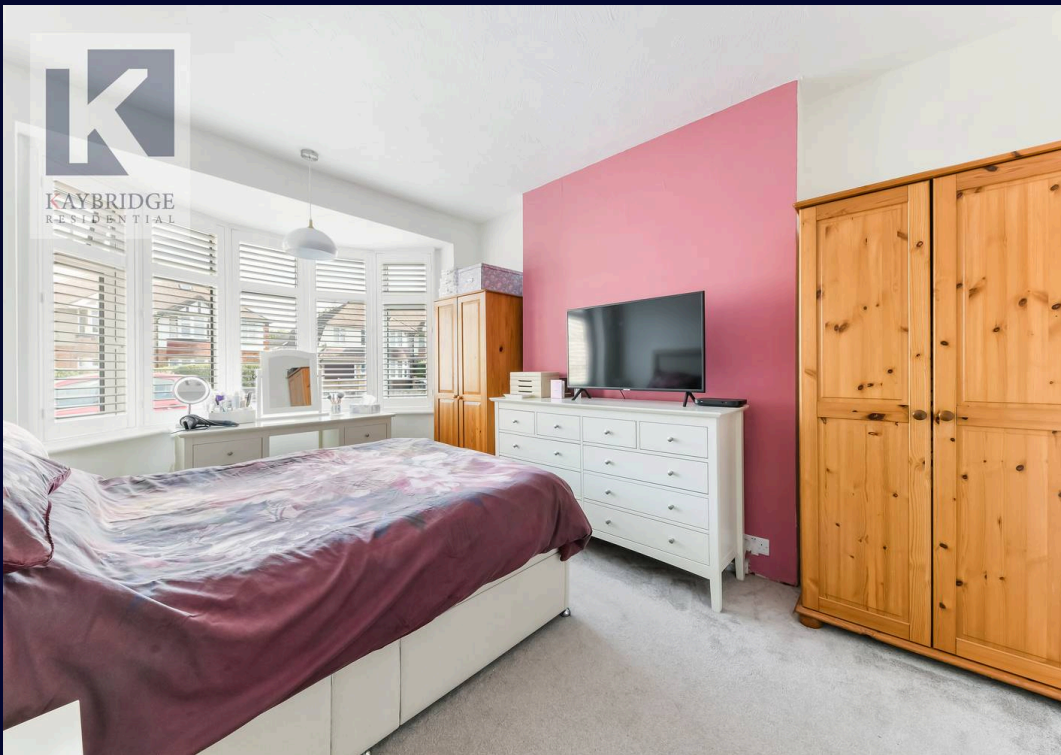
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



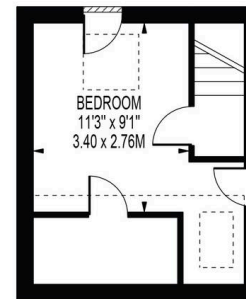
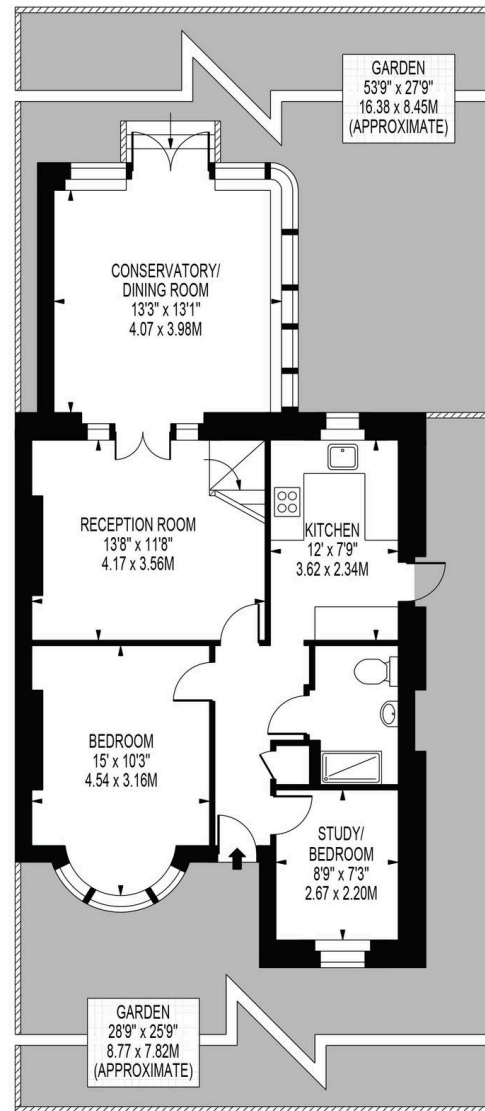


GATLEY AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 973 SQ FT - 90.35 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 65 SQ FT - 6.08 SQ M



FIRST FLOOR

GROUND FLOOR

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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KAYBRIDGE
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