



KAYBRIDGE  
RESIDENTIAL

Stoneleigh Park Road

Epsom

Guide Price £800,000 - £835,000



## Stoneleigh Park Road

Epsom

- Four bedroom semi-detached family home
- Immaculately presented throughout
- Flexible accommodation
- Potential to extend (STPP)
- Close proximity to well-regarded schools
- Short walk to mainline station
- Off-street parking for multiple cars and a garage
- Bright and spacious
- Downstairs W.C and utility room

\*\*\*GUIDE PRICE £800,000 - £825,000\*\*\*

This immaculately presented four bedroom semi-detached family home offers bright and spacious accommodation, thoughtfully arranged to suit modern family living. Located in a highly sought-after area, the property is within close proximity to well-regarded schools and just a short walk to the mainline station, making it ideal for commuters and families alike.

Upon entering the home, you are greeted by a welcoming hallway that leads to a generous living room, perfect for relaxing or entertaining guests. The flexible layout continues with a versatile dining area, seamlessly connected to a contemporary kitchen, which features ample storage and worktop space. The ground floor also benefits from a spacious sunroom, convenient downstairs W.C and a separate utility room, providing practical solutions for busy households.



Upstairs, four well-proportioned bedrooms offer comfortable accommodation for family members or guests, with each room enjoying plenty of natural light and neutral décor. The family bathroom is finished to a high standard, featuring modern fixtures and fittings and a separate shower.

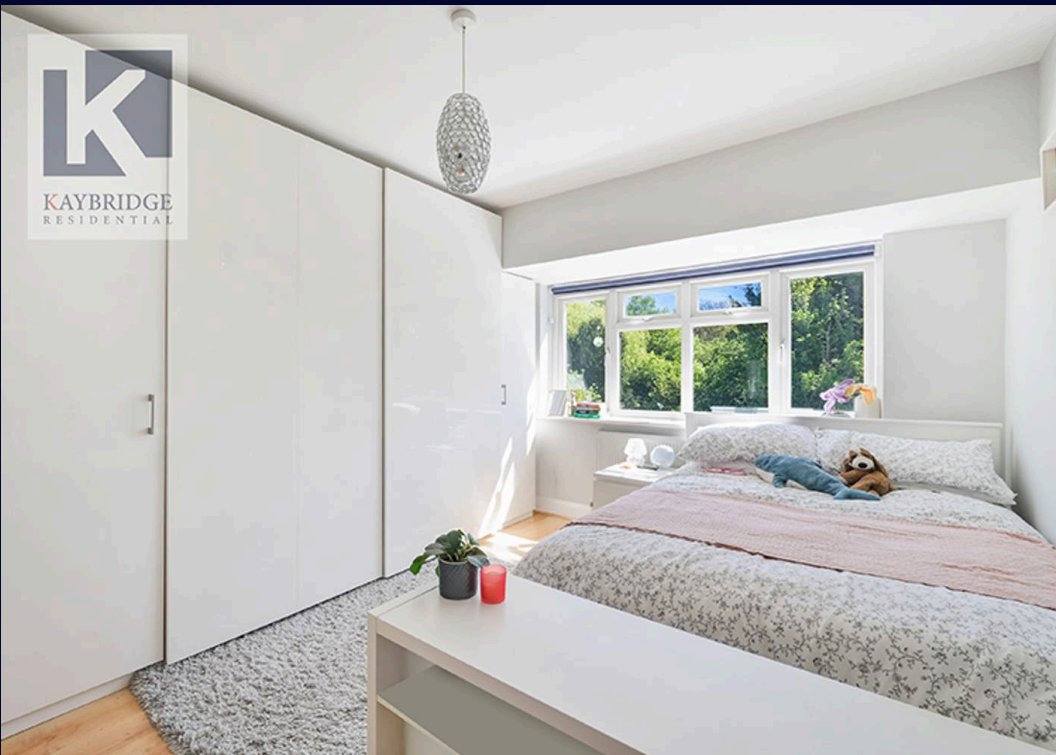
The property's flexible accommodation presents excellent potential to extend (subject to planning permission), allowing new owners to further tailor the space to their needs. Additional features include a garage, off-street parking for multiple cars, ensuring convenience for residents and visitors.

This superb home combines style, comfort, and practicality, making it an outstanding choice for those seeking a move-in ready property in a desirable location. Early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

Council Tax band: F

Tenure: Freehold



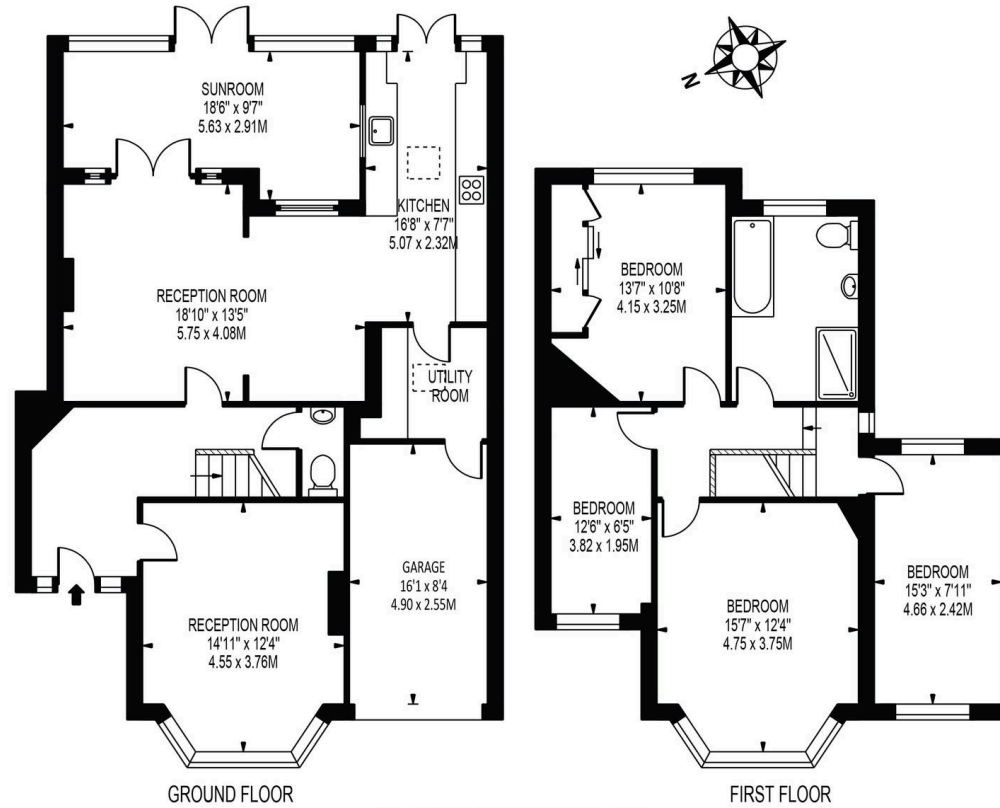


# STONELEIGH PARK ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1778 SQ FT - 165.18 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 135 SQ FT - 12.50 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.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



## Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date. Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to