



Iris Road

Epsom

Guide Price £530,000 - £550,000



Iris Road

Epsom

- Semi-detached three bedroom home
- Close to good well-regarded schools
- Short walk to local amenities
- Outhouse/office
- Heated swimming pool
- Off-street parking

This attractive semi-detached three bedroom home offers comfortable and versatile living in a sought-after location, ideal for families and professionals alike. The property is situated close to well-regarded schools and is just a short walk from a variety of local amenities, providing convenience and a vibrant community atmosphere.

Inside, the accommodation is well-presented, with a spacious living area and kitchen that is perfect for both every-day family life and entertaining guests. Each of the three bedrooms is a good size, offering storage and flexibility for a growing family or those who require a home office. A standout feature of this property is the outhouse, making it ideal for remote working or as a creative studio. For relaxation and leisure, the heated swimming pool provides a unique and luxurious addition, ensuring year-round enjoyment.



Off-street parking is available, adding to the convenience and practicality of this delightful home. With its combination of excellent location and versatile accommodation this property represents a fantastic opportunity for buyers seeking comfort, style, and convenience in their next move. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

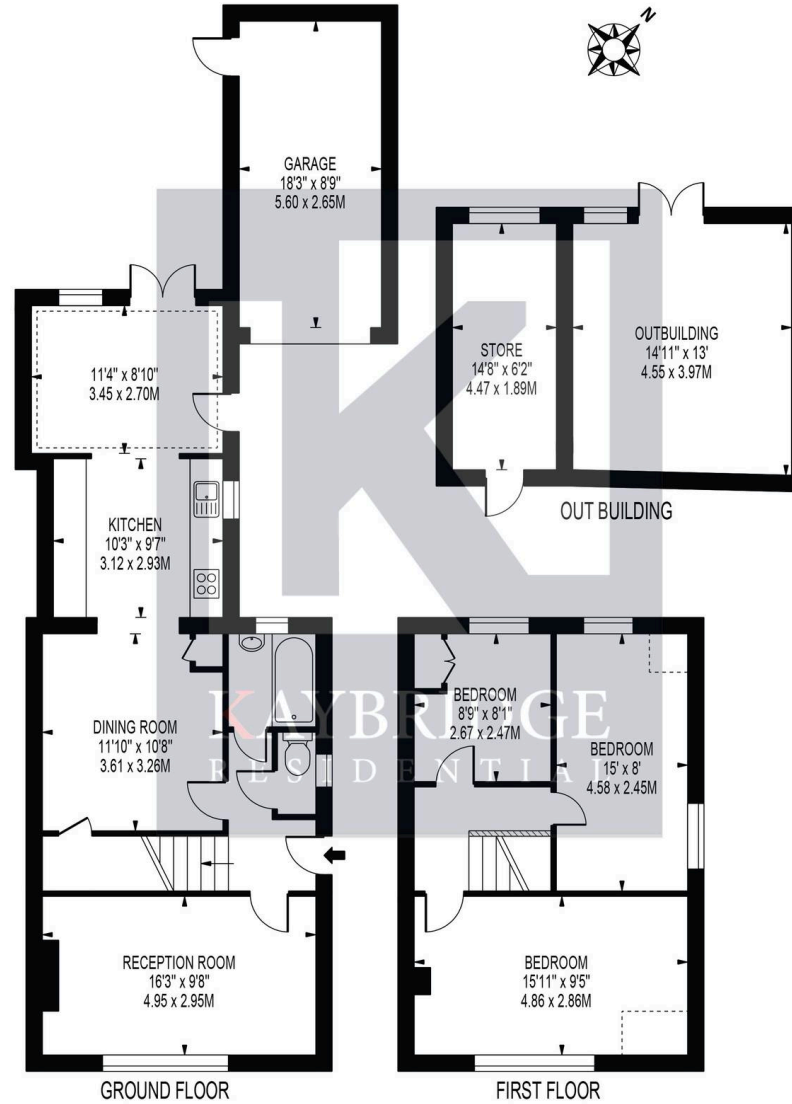
EPC Environmental Impact Rating: C





IRIS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1041 SQ FT - 96.68 SQ M**
 (INCLUDING RESTRICTED HEIGHT, EXCLUDING GARAGE & OUTBUILDING)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **16 SQ FT - 1.45 SQ M**
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **160 SQ FT - 14.84 SQ M**
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: **302 SQ FT - 28.10 SQ M**



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