



Kenmore Close, Epsom KT17 3FE

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## Kenmore Close Epsom KT17 3FE

*V&H Homes are delighted to present this exceptional detached residence situated within the prestigious Kenmore Close in Epsom. Offering over 3,000 sq ft of thoughtfully designed accommodation, this impressive home has been expertly extended and reconfigured to create a refined yet highly practical environment for modern family living.*

Over 3000 Square Feet

Five Bedrooms

Three Bathrooms

Open Plan Kitchen/Family/Dining Room

Cinema Room

South Facing Garden

Ample Driveway Parking

Cul-De-Sac Location

Close To Epsom Downs Race Course

EPC Rating B





The property provides five generous bedrooms and three beautifully appointed bathrooms. The principal and second bedrooms benefit from contemporary en suite facilities, while the remaining bedrooms are served by a stylish family bathroom.

The ground floor delivers outstanding versatility with four reception rooms, ideal for formal entertaining, relaxed family time or working from home. A dedicated cinema room offers the perfect setting for film nights, complemented by a study and elegant sitting room.

At the heart of the home lies a spectacular open-plan kitchen and family dining space spanning the full width of the house. Designed for both everyday living and entertaining, this impressive room enjoys direct views across the landscaped rear garden, creating a seamless connection between indoor and outdoor living. High quality finishes and bespoke detailing are evident throughout, reflecting meticulous attention to craftsmanship.

Occupying an elevated, southerly facing plot, the gardens are attractively landscaped and enjoy a high degree of privacy, framed by mature planting. The generous frontage enhances the home's striking presence, with driveway parking for up to five vehicles.

Positioned beside the iconic Epsom Downs Racecourse, the property enjoys a peaceful yet highly convenient setting, within easy reach of the town centre, excellent schools and direct rail links to London.

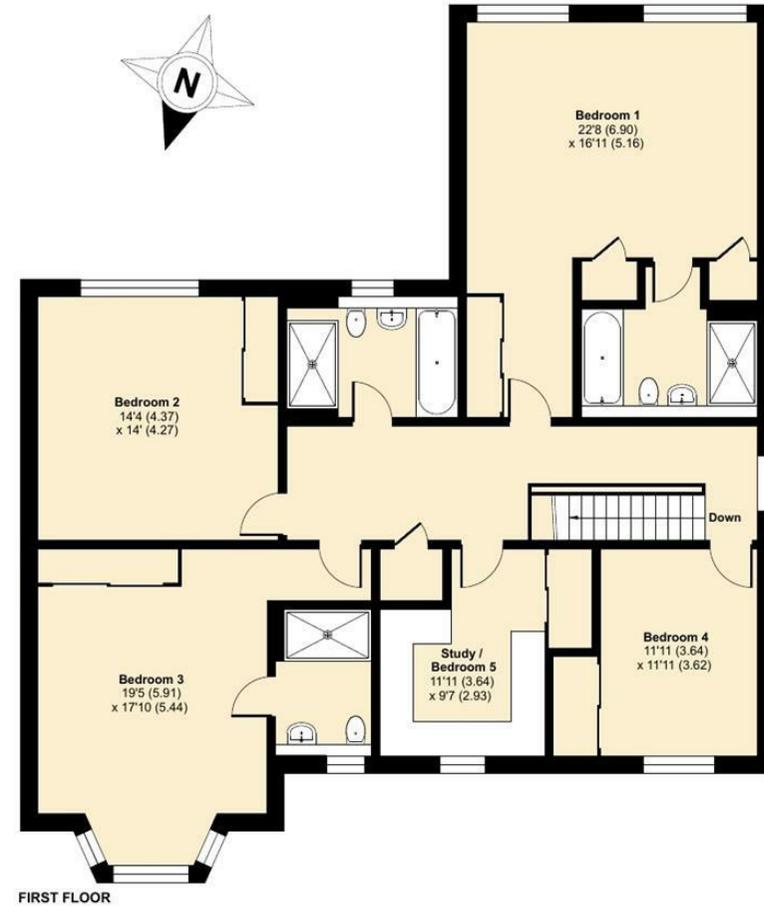
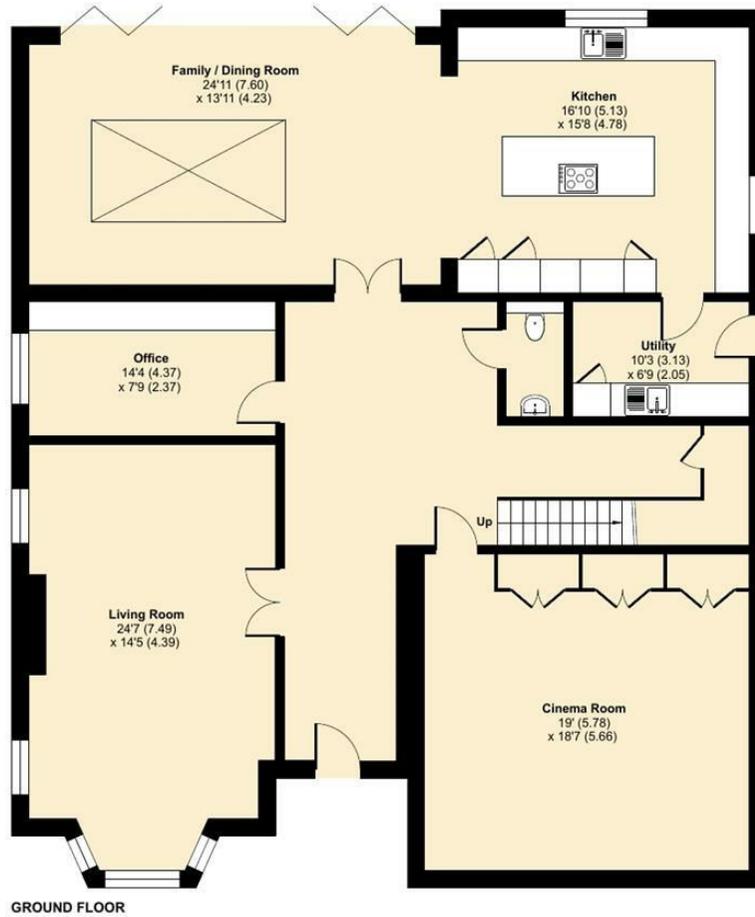
A distinguished home offering space, quality and an enviable setting in one of Epsom's most desirable locations.



# Kenmore Close, Epsom, KT17

Approximate Area = 3368 sq ft / 312.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for V&H Homes. REF: 1421317

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