



College Avenue, Epsom

Guide Price £1,250,000



## College Avenue

Epsom

Stylish extended four-bedroom detached home in a quiet College Area cul-de-sac. Features open-plan living, en-suite, double garage, landscaped garden, and excellent local amenities. Call Cairds to view now!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Beautifully Presented
- Sought After College Area
- Quiet Cul-De-Sac
- Spacious Open Plan Kitchen/Dining/Family Room
- Further Reception Room
- Contemporary Kitchen
- Four Generous Bedrooms
- Two Bathrooms (En-Suite to Principal Bedroom)
- Landscaped Garden
- Double Integral Garage



Nestled within the highly desirable College Area, this beautifully presented four-bedroom detached home occupies a peaceful cul-de-sac, offering stylish and spacious accommodation perfectly suited to modern family living.

The property has been thoughtfully extended to create a stunning open-plan kitchen, dining and family room, forming the heart of the home. Flooded with natural light, this exceptional space features bi-fold doors opening onto the sun terrace and beautifully landscaped garden, seamlessly blending indoor and outdoor living. Designed with both family life and entertaining in mind, the contemporary kitchen boasts sleek cabinetry, quality integrated appliances and an impressive central island, creating a stylish yet highly practical space. A separate reception room offers a quieter retreat, ideal for relaxing or entertaining on a more intimate scale.

Upstairs, the property offers four bedrooms, including a superb principal suite complete with an en-suite bathroom, complemented by a stylish family bathroom. Further enhancing this exceptional home is a double integral garage and a spacious driveway providing off-street parking for several vehicles.

Outside, the beautifully landscaped rear garden has been thoughtfully designed to provide the perfect setting for both relaxation and entertaining. A generous sun terrace leads onto a beautifully maintained lawn, bordered by mature planting and colourful flower beds, creating a private and tranquil outdoor retreat. Side access leads to the front of the property, where a generous driveway provides off-street parking for several vehicles, complemented by the integral double garage, which offers excellent additional parking and storage.

Enjoying a quiet cul-de-sac, the property is ideally positioned within easy reach of highly regarded schools, local amenities and excellent transport links. Combining generous living space with a sought-after location, this exceptional home presents a rare opportunity for families seeking comfort, style and convenience.

Contact Cairds today to arrange your viewing.

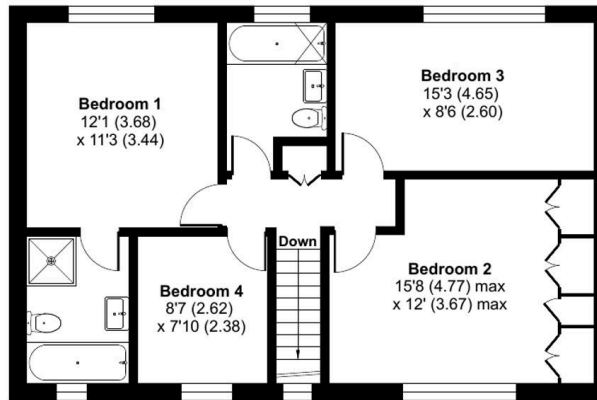
# College Avenue, Epsom, KT17

Approximate Area = 1706 sq ft / 158.4 sq m (excludes lean to)

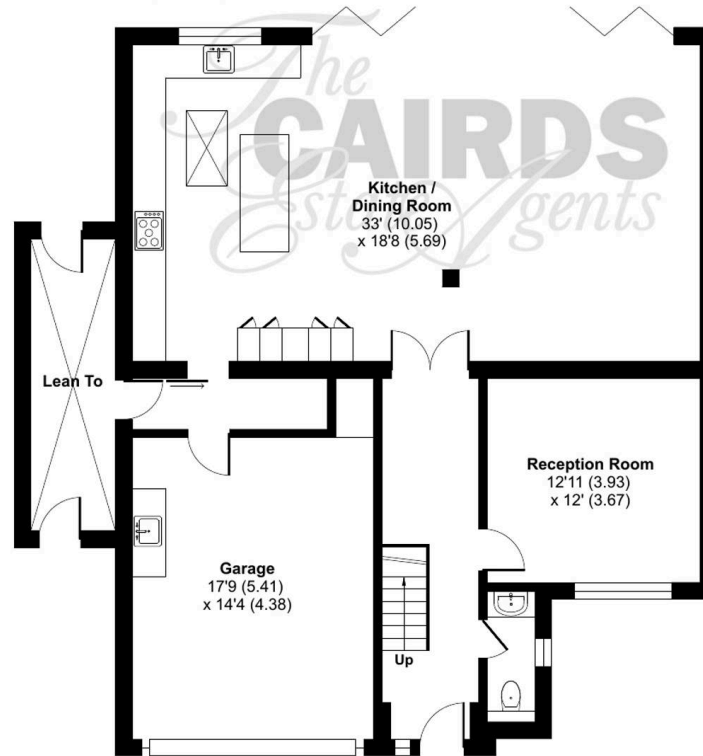
Garage = 260 sq ft / 24.1 sq m

Total = 1966 sq ft / 182.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

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