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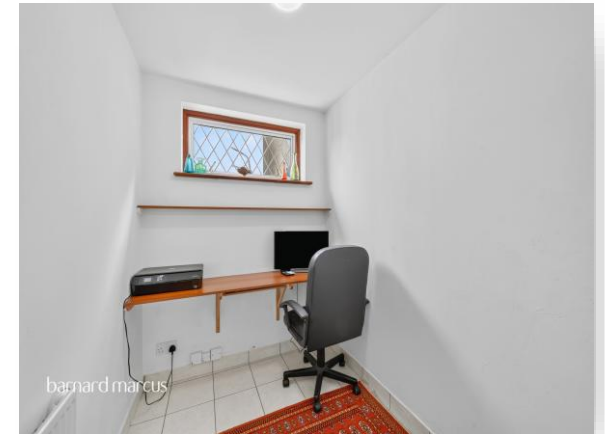
Hylands Close, Epsom KT18 7EE

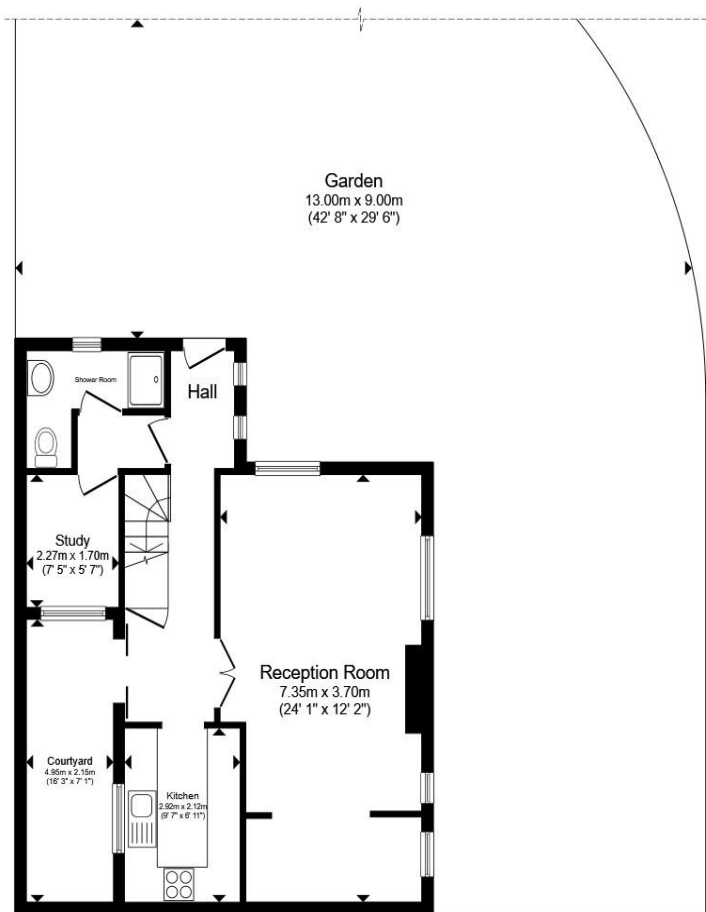


welcome to

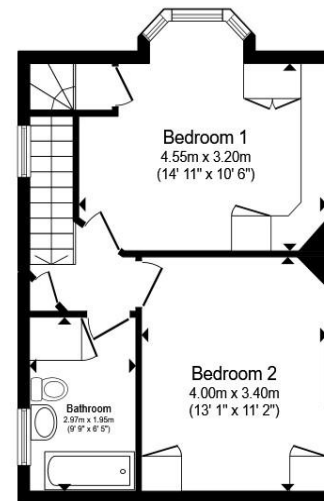
Hylands Close, Epsom

A rare opportunity to acquire this charming detached two-bedroom cottage, tucked away in a sought-after Epsom cul-de-sac and offered to the market with no onward chain. Boasting a characterful accommodation and a prime location within walking distance of shops, schools and the station.





Ground Floor



First Floor



Total floor area 92.9 m² (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Located within a highly desirable cul-de-sac in Epsom, this attractive two-bedroom detached cottage is offered to the market with no onward chain, presenting an excellent opportunity for downsizers, professional couples, investors, or those seeking a home with scope to personalise and extend (STPP).

The property offers approximately 999 sq ft of accommodation and enjoys a wonderful blend of character, privacy and convenience. The ground floor features a generous 24ft dual-aspect reception room, providing an ideal space for both relaxing and entertaining, alongside a fitted kitchen, a useful study/home office, and a ground-floor shower room.

To the first floor are two well-proportioned double bedrooms, serviced by a family bathroom, with the principal bedroom benefiting from an attractive bay window that floods the room with natural light.

Externally, the property enjoys a mature garden extending to approximately 42ft, offering a peaceful outdoor retreat. To the front, established planting creates an attractive approach and enhances the property's charming cottage appeal, and the home also offers a further courtyard.

Situated within easy walking distance of local shops, highly regarded schools and the station, the property enjoys a superb position for both families and commuters. Epsom town centre offers a comprehensive range of shopping, leisure and dining facilities, while excellent transport links provide regular services into London.

welcome to

Hylands Close, Epsom

- Detached Cottage
- Sought After Cul-De-Sac Location
- Two Double Bedrooms
- Dual Aspect Living / Diner
- Bathroom and Ground Floor Shower Room
- NO ONWARD CHAIN
- Walking Distance to Shops & Station

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS110379](https://www.barnardmarcus.co.uk/Property/EPS110379)



Property Ref:
EPS110379 - 0004

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