



KAYBRIDGE  
RESIDENTIAL



Waverley Road, Epsom

Epsom

Guide price £750,000 to £775,000



## Waverley Road

Epsom,

- Three-bedroom detached house
- Sought-after residential road in Stoneleigh / Epsom
- Two spacious reception rooms
- Utility room and downstairs WC
- Three well-proportioned bedrooms
- Private rear garden
- Double Garage and off-street parking
- Excellent opportunity for extension (STPP)

**Guide Price : £750,000 - £775,000 \*\*\*** Kaybridge Residential proud to present A spacious three-bedroom detached home located on a sought-after residential road in Epsom, offering excellent potential for modernisation and extension (STPP). The property provides well-balanced accommodation throughout, including two generous reception rooms, a separate kitchen, and a bright conservatory overlooking the garden. There is also the added benefit of a utility room and downstairs WC, enhancing practicality for family living.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, with scope to reconfigure or extend to suit individual needs.

Externally, the property benefits from a large private rear garden, a garage, and off-street parking. While the home would benefit from some updating, it presents a fantastic opportunity for buyers looking to add value and create a long-term family home.



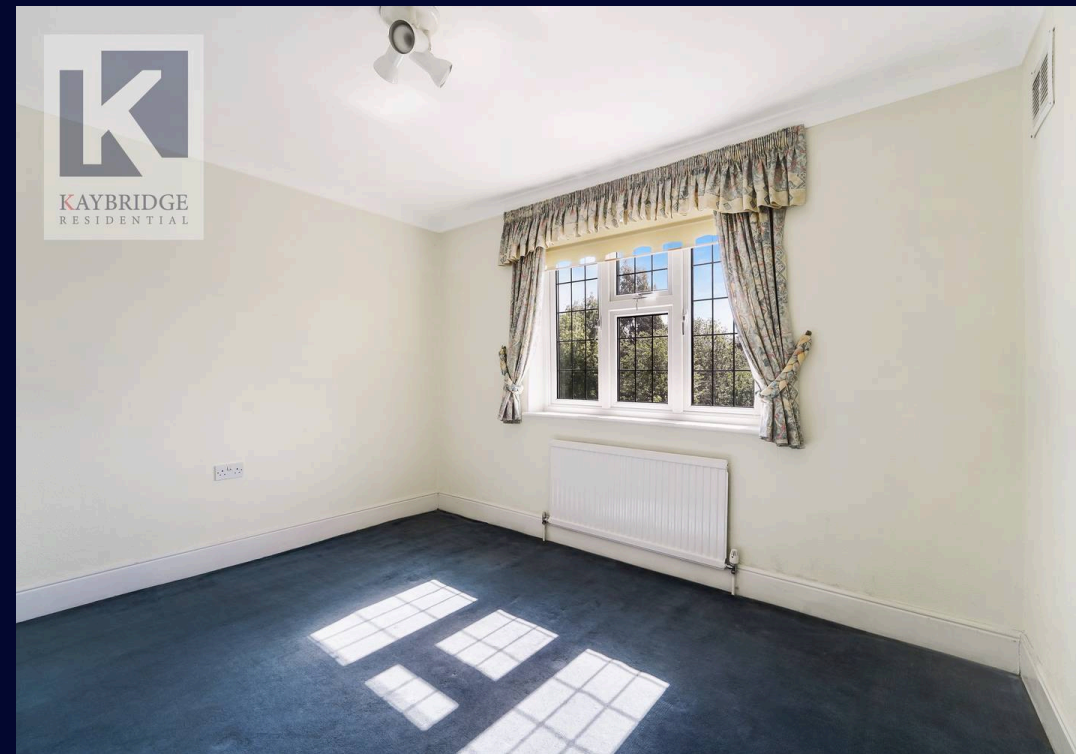
A rare opportunity to acquire a **detached home in a prime location with huge potential** – early viewing is highly recommended.

Council Tax band: F

Tenure: Freehold

Waverley Road is ideally located in a highly desirable part of Epsom, particularly popular with families due to its access to excellent local schools. The property is within close proximity to well-regarded schools including: Glyn School (Outstanding) St Martin's CofE Junior School Epsom & Ewell High School Rosebery School for Girls Epsom is well known for its strong educational offering, making it a prime choice for families looking to secure long-term schooling options.

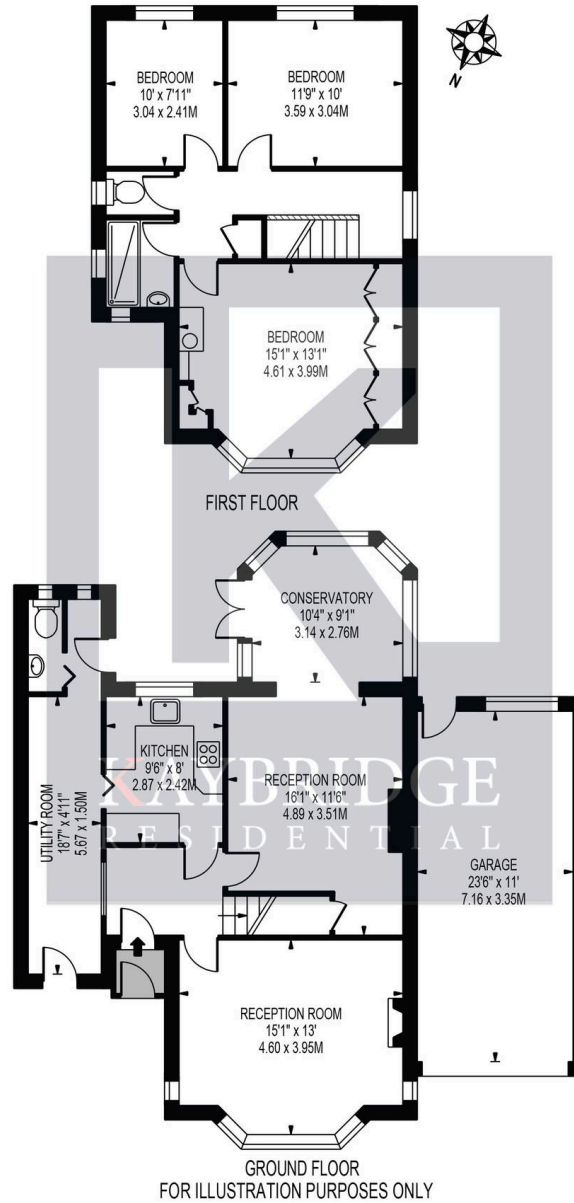




# WAVERLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1266 SQ FT - 117.61 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 258 SQ FT - 23.99 SQ M



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.  
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