



Fir Tree Close, Epsom

# Fir Tree Close

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached House
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Living Accommodation
- Downstairs Cloakroom
- Conservatory
- Garage and Off Street Parking
- Cul De Sac Location



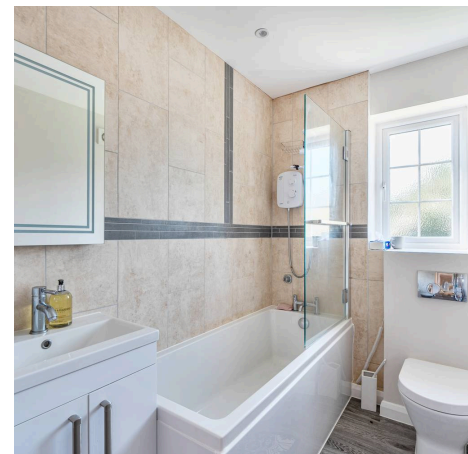


V&H Homes are delighted to offer to the market this detached home set within a quiet residential close in Epsom. This well-proportioned four-bedroom family home offers generous living space, a flexible layout and excellent potential for modern family life.

The ground floor is thoughtfully arranged to balance everyday practicality with entertaining space. A bright and spacious living room sits at the heart of the home, flowing through to a defined dining area that connects seamlessly with the kitchen. The kitchen itself is well-positioned, offering ample workspace and direct access to the garden, while a conservatory provides an additional reception area, ideal as a relaxed seating space overlooking the garden. A separate study adds versatility, perfectly suited for home working or a quiet retreat.

Upstairs, are four well-sized bedrooms offering comfortable accommodation for families of all sizes. The principal bedroom benefits from built-in storage, while the remaining bedrooms are equally adaptable for children, guests or further workspace. A family bathroom serves the upper floor.

Externally, the property is complemented by a private garden, ideal for both entertaining and day-to-day enjoyment. A garage and additional off-street parking further enhance the practicality of the home.



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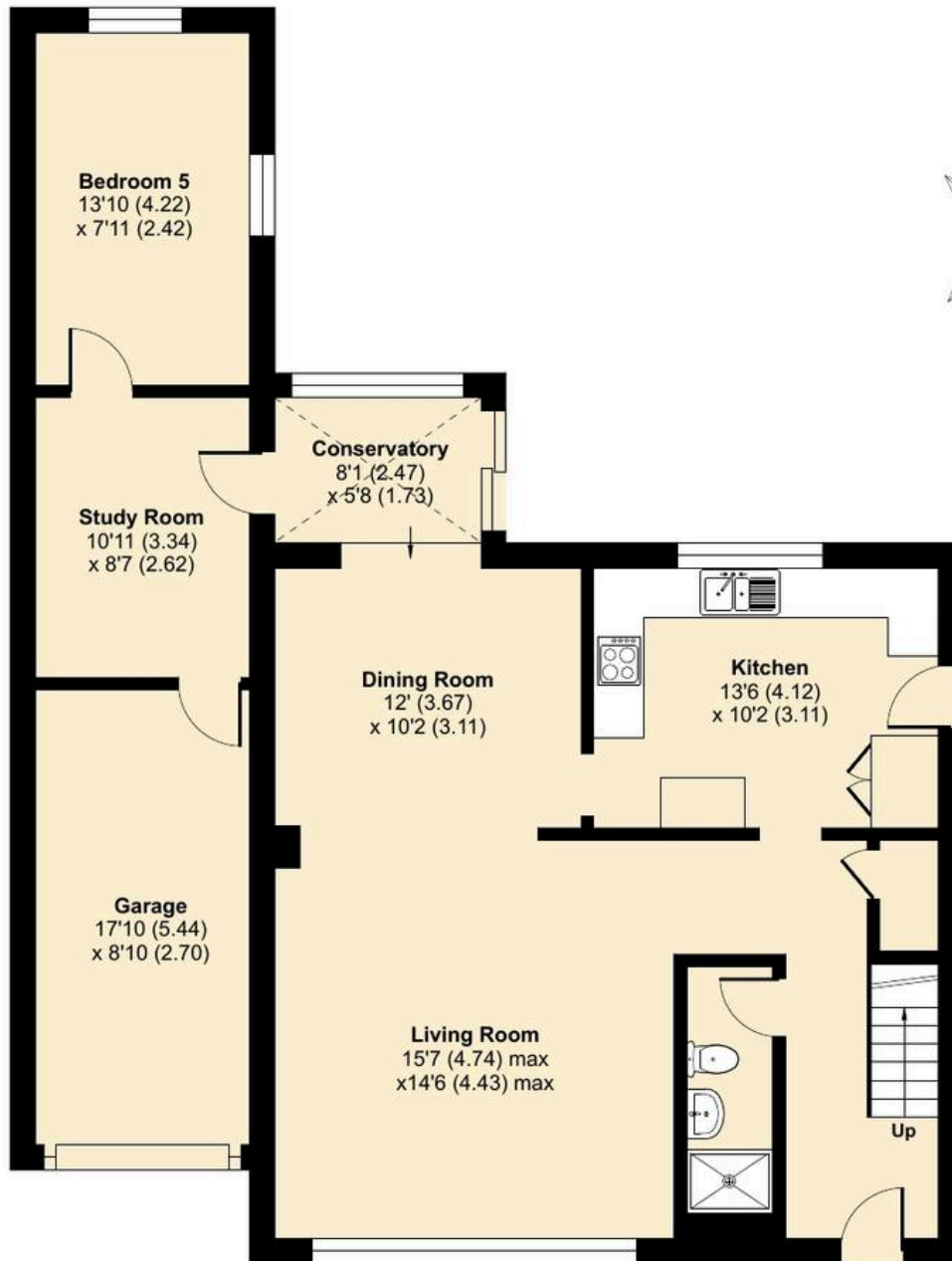
# Fir Tree Close, Epsom, KT17

Approximate Area = 1424 sq ft / 132.2 sq m

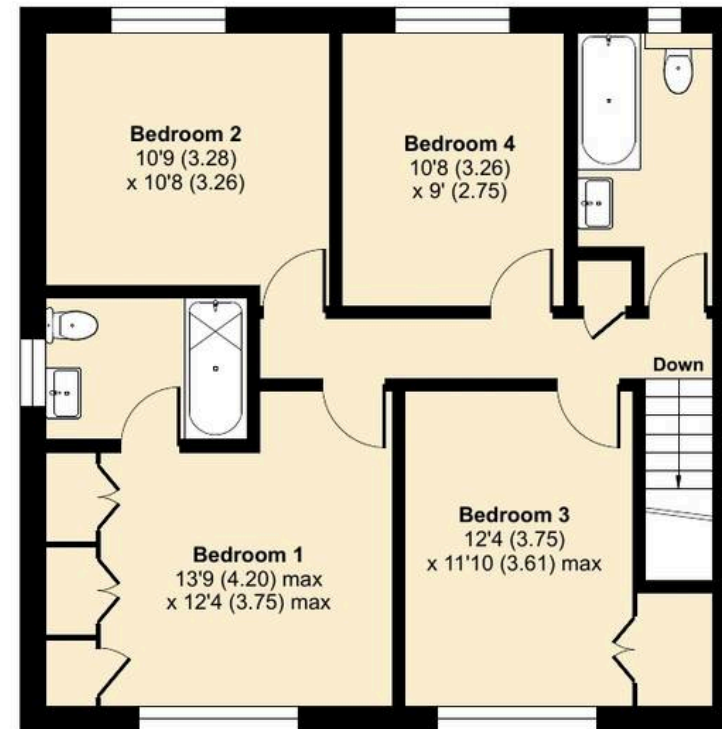
Garage = 368 sq ft / 34.1 sq m

Total = 1792 sq ft / 166.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for V&H Homes. REF: 1437548

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