



**Bradstock Road, Epsom, Surrey, KT17 2LH**  
**Offers in excess of £900,000**



## Bradstock Road, Epsom, Surrey, KT17 2LH

- Detached Property
- Four Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining/Family Room
- Free Flowing Spacious Living Accommodation
  - Sought After Location
  - Great Transport Links to London
  - Excellent Schools Position
  - Good Size Family Garden
- Refurbished To A High Standard

Situated on a well-regarded tree-lined road in a highly sought after area, this well presented and spacious four bedroom detached family home sits within a walking distance of Stoneleigh train Station, with Zone 5 rail service to London Waterloo.

One of the focal points of the property is a stylish, contemporary kitchen / breakfast room with quartz work surfaces. There are two generously proportioned reception rooms including the extended 11ft conservatory room to the rear.

The property has undergone refurbishment and extension work in recent years. The downstairs accommodation comprises a sizable entrance hallway with wood flooring leading to the front reception room, to the rear of the property is a spacious bright







lounge/diner with double doors opening onto a patio overlooking the secluded private rear garden. Furthermore, the superb kitchen/breakfast room is fitted with a range of mounted cabinetry, and an abundance of appliances, offering great space for the whole family to enjoy.

To the first floor are four bedrooms with family bathroom which is as stylish as it is spacious. The Master bedroom which is served by a modern en-suite shower room also enjoys built in wardrobes.

Towards the front of the property the driveway provides parking for at least two/three cars.

To the rear is a large, South facing garden which is mainly laid to lawn with patio area.

#### Local Area

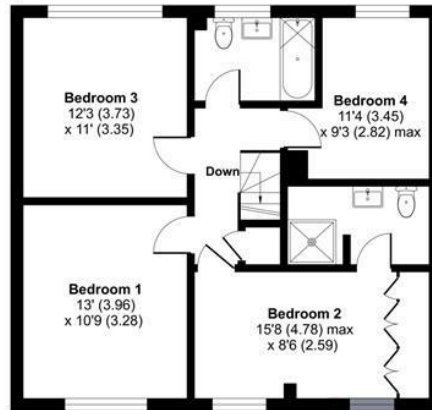
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

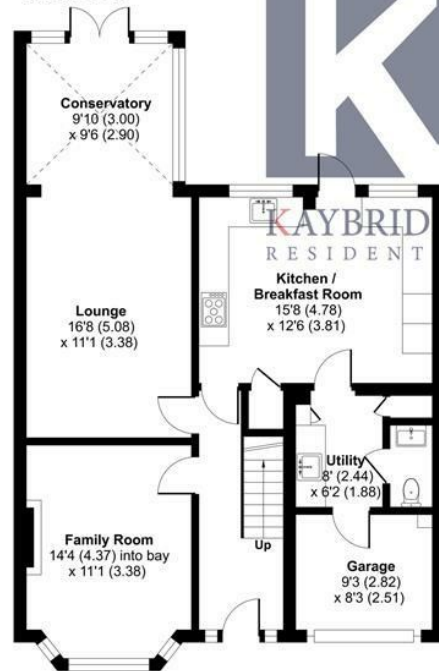


## Bradstock Road, Epsom

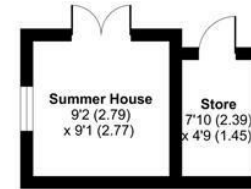
Approximate Area = 1594 sq ft / 148 sq m (includes garage)  
 Outbuildings = 120 sq ft / 11 sq m  
 Total = 1714 sq ft / 159 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 799346

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	71
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



KAYBRIDGE  
RESIDENTIAL

23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE  
 T: 0208 004 0474  
 E: [info@kbridge.co.uk](mailto:info@kbridge.co.uk)  
[www.kbridge.co.uk](http://www.kbridge.co.uk)

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