



K
KAYBRIDGE
RESIDENTIAL
FOR SALE
0208 0040 474

Chadacre Road, Epsom, Surrey, KT17 2HD
Offers in excess of £700,000

Chadacre Road, Epsom, Surrey, KT17 2HD

- Open Plan Kitchen/Dining/Family Room
 - Semi-Detached House
 - Separate Reception Room
- Within Catchment Area For Good Schools
 - Sought After Location
- Great Transport Links to London
 - Luxury Fully Fitted Kitchen
 - CHAIN FREE !
 - Downstairs W/C

Situated in a highly sought after road just off Stoneleigh Broadway, this stunning four bedroom family home has been refurbished to the highest standards only a one year ago.

One of the focal points of the property is a stylish, contemporary kitchen / breakfast room with quartz work surfaces and bi folding doors allowing the accommodation to extend to the patio area and garden, particularly in the sunnier months.

The ground floor 'wrap around' extension and has a Velux windows which allow plenty of natural light to flood the kitchen and living room. Upstairs are four generously proportioned bedrooms (this type of property is one of the largest types of semi detached houses in the area) next to a family





bathroom which is as stylish as it is spacious.

A driveway to the front of the property leads to a detached single garage, whilst to the rear is a large garden which is mainly laid to lawn.

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.

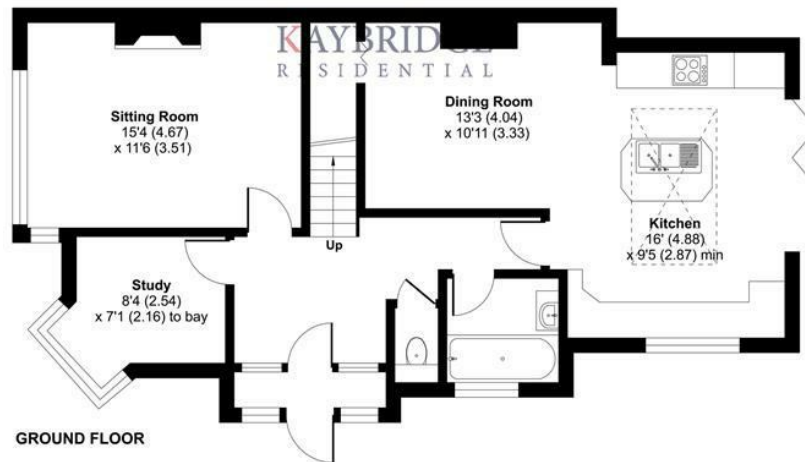
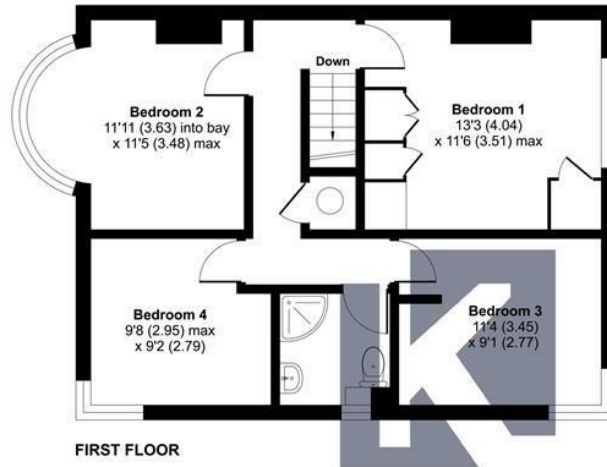
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.



Chadacre Road, Epsom, KT17

Approximate Area = 1429 sq ft / 133 sq m

For identification only - Not to scale



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: 685002

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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC