



KAYBRIDGE
RESIDENTIAL



Timbercroft, Epsom, Surrey, KT19 0TH
Offers in excess of £825,000

Timbercroft, Epsom, Surrey, KT19 0TH

- Amazing Family Home With Huge potential
 - One Bedroom Separate Annex
 - Open Plan Kitchen/Dining/Family Room
 - Six good sized Bedrooms, With Four Doubles
- Free Flowing Spacious Living Accommodation
 - Sought After Location
 - Great Transport Links to London
 - Excellent Schools Position
- Landscaped Garden With Garden Room/Office Fully LAN Connected
 - Electric Car Charging Point Installed

This stunning six bedroom semi-detached house with the addition of a self-contained Annex with its own private access has a huge potential to become an amazing family home if you are after open plan living space.

The property is finished to a good standard throughout and offers versatile accommodation. The property benefits from a One Bedroom ground floor Annex with its own front door as well as access from the main house.

The main house offers an open plan lounge kitchen dining room and a reception room with a direct access onto a rear garden.





On the first floor there are five bedrooms, two modern family bathroom's and accessed from the landing area and furthermore, the loft space has been converted to a bright and spacious master bedroom with an en-suite.

Outside there is a landscaped rear garden with fully insulated garden office, front garden and off street parking, offering significant space and a flexible layout.

Local Area

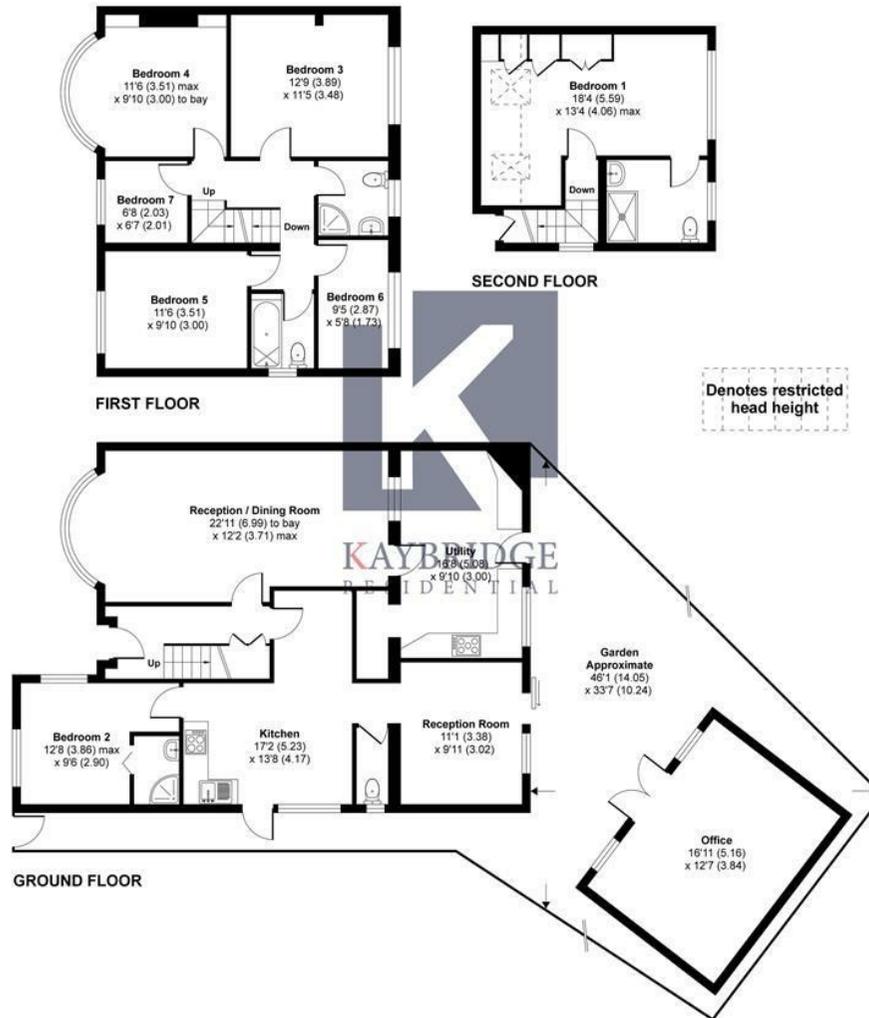
The property set within a sought after road, within easy reach of Stoneleigh Broadway and Worcester Park town centre, both of which offer a variety of shops, restaurants and amenities including mainline rail services into London Waterloo. Several well regarded schools are also close by, including Cuddington Primary School and Auriol Junior School.



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Approximate Area = 2186 sq ft / 203 sq m (includes garage)
 Limited Use Area(s) = 45 sq ft / 4 sq m
 Total = 2231 sq ft / 207 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: 778444

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		



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