



**KAYBRIDGE**  
RESIDENTIAL



Cunliffe Road, Epsom, Surrey, KT19 0RL  
Asking price £639,500



## Cunliffe Road, Epsom, Surrey, KT19 0RL

- Semi-Detached House
- Open-Plan Living /Kitchen Area
- Three Double Bedrooms
- Presented In Good Condition Throughout
- Master bedroom with Build-in Wardrobes
  - Conservatory
- Close To Local Schools
- Great Transport Links to London
  - Sought After Location
- EV Charging Point Installed

Situated in a convenient location close to the local schools and Stoneleigh Mainline Station (Zone 5) to London Waterloo this three bedroom semi detached family home has been refurbished to the very highest standards by the current owner. It must be viewed internally to be appreciated.

One of the focal points of the property is a stylish, contemporary kitchen/diner with double doors allowing the accommodation to extend into a bright conservatory which leads onto a patio and garden area (perfect for BBQs and alfresco dining, particularly in the sunnier months) .

The property is very well presented and comprises a front reception room featuring a wood burner. To the rear, a stylish kitchen /diner with large windows allows







plenty of natural light to flood into both rooms.

Upstairs are three generously proportioned bedrooms, two of which have built in wardrobes and a three piece family bathroom which is as stylish as it is spacious.

Further benefits include a new conservatory, garage/gym, new gas central heating, UPVC double glazing. rear garden with lawn and patio area. Viewing this property throughout is highly recommended.

### 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.



# Cunliffe Road, Epsom, KT19

Approximate Area = 1048 sq ft / 97 sq m

Outbuilding = 121 sq ft / 11 sq m

Total = 1169 sq ft / 108 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 2020. Produced for Kaybridge Residential Ltd. REF: 641374

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		59
(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 <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		



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