



KAYBRIDGE
RESIDENTIAL



Hemmings Mead, Epsom, KT19 9AZ
Offers in excess of £420,000

Hemmings Mead, Epsom, KT19 9AZ

- Chain Free
- Two Bedroom
- Cul De Sac Location
- South Westerly Facing Private Garden
- Downstairs W/C
- Two Allocated Parking Space
- Bright Accommodation

Kaybridge Residential are pleased to present this two bedroom mid terrace home, located in an excellent position, with West Ewell station being just over a mile away (with trains direct to Waterloo in 38 minutes) and excellent access to both the M25 & A3.

The property offers bright accommodation with a south westerly facing garden and two allocated parking space. It would suit a first time buyer, investor or downsizer alike.

For more information or to arrange a viewing please call us on .

The property comprises an entrance hallway with doors to all rooms, front aspect kitchen with space for utilities, downstairs w/c, the bright living/dining room





with door opening to the rear garden completes the ground floor.

On the first floor there are two bedrooms, both with fitted wardrobes and, there is also the family bathroom.

Outside to the front is an two allocated parking space, the to rear is a private 37ft south westerly facing garden which is mainly laid to lawn with a paved terrace across the rear of the property, ideal for al fresco dining.

The location is perfect for everybody, especially if you are looking for easy access to central London, M25 or A3, being on the doorstep of a great selection of primary & secondary schools within walking distance and short bus journeys from the property.

Viewing is strongly advised to appreciate this well presented home.



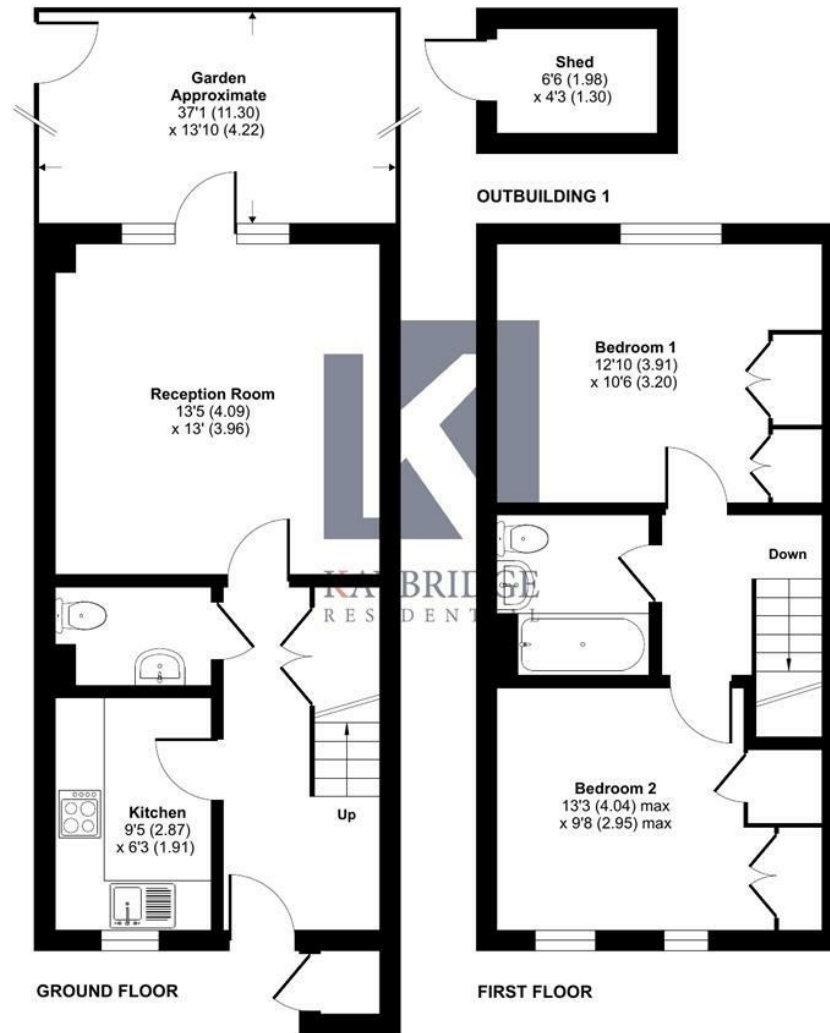
Hemmings Mead, Epsom, KT19

Approximate Area = 732 sq ft / 68 sq m

Outbuildings = 34 sq ft / 3 sq m

Total = 766 sq ft / 71 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). ©richecom 2022. Produced for Kaybridge Residential Ltd. REF: 816497

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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