



Alexandra Road, Epsom

Guide Price £1,000,000



Alexandra Road

Epsom

NO ONWARD CHAIN - Spacious four-bed detached home in College Area with scope to extend (STPP). Large garden, garage, close to excellent schools, town centre, and station. Needs updating.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Onward Chain
- Sought After College Area
- Scope To Extend (STPP)
- Requires Updating
- Two Generous Receptions
- Principal Bedroom With En-Suite & Balcony
- Garage
- Large Well Maintained Garden
- Close To Town Centre & Station
- Catchment For Renown State & Private Schools



This substantial four-bedroom detached home is offered to the market with no onward chain and represents an excellent opportunity to create a wonderful family home in the highly sought-after College Area. The property would benefit from some updating, providing buyers with the opportunity to modernise and personalise the accommodation to suit their own tastes and requirements. There is also excellent scope to extend the property, subject to the necessary planning consents, further enhancing its already generous accommodation and long-term potential.

On entering, the spacious entrance hall provides access to two well-proportioned reception rooms, offering versatile spaces for both entertaining and relaxing with family. The generously sized kitchen provides ample room for dining, while a downstairs W.C. adds further convenience. The detached garage, which incorporates a useful utility area to the rear, provides excellent storage and laundry facilities.

Upstairs, the principal bedroom enjoys the added benefit of an en-suite shower room and private balcony overlooking the rear garden. Three further bedrooms offer flexible accommodation for family members, guests or home working, while the family bathroom completes the first floor.

To the rear, the property benefits from a particularly impressive and mature garden, which has been lovingly maintained over the years. The extensive grounds feature established planting, generous areas of lawn and a variety of mature shrubs and trees, creating a peaceful and private setting that is ideal for entertaining, summer gatherings or simply enjoying the outdoors.

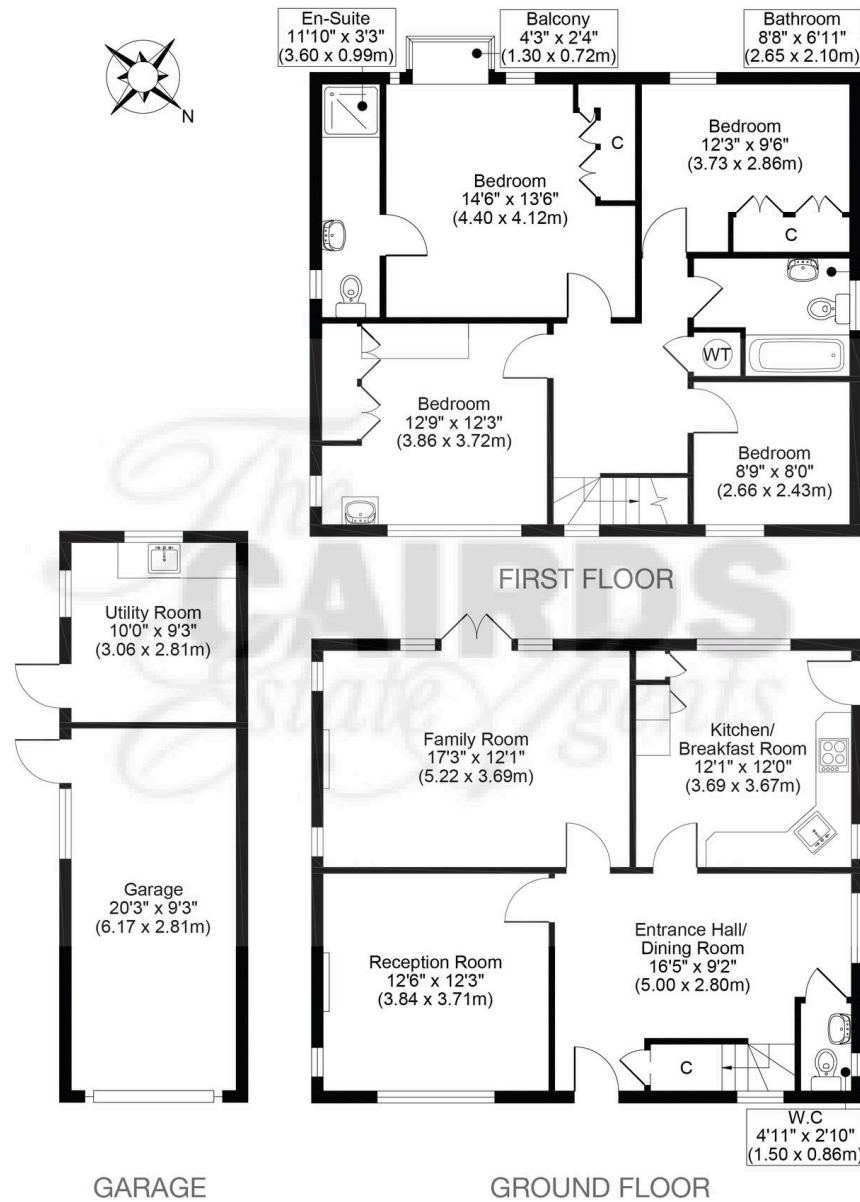
To the front, an in-and-out driveway provides ample off-street parking and convenient access to the garage.

The property is ideally positioned for access to the town centre and station, offering excellent transport links for commuters. The area is also well served by a selection of highly regarded state and independent schools, making this an appealing location for families.

ALEXANDRA ROAD, KT17

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1733 SQ.FT (161 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1453 SQ.FT (135 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk