



STERRY DRIVE, EPSOM, SURREY, KT19
£700,000 FREEHOLD

**A WELL PROPORTIONED FAMILY HOME SET ON A CORNER
PLOT IN A SOUGHT AFTER LOCATION WITHIN EASY REACH
OF STONELEIGH AND WORCESTER PARK**

Winkworth

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AT A GLANCE

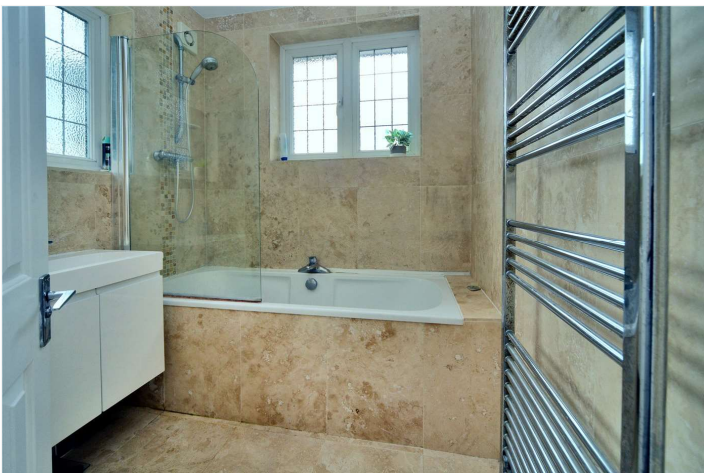
- No Onward Chain
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Breakfast Room
- Conservatory
- Family Bathroom
- Loft Room
- Garden approx. 90ft
- OSP for Several Vehicles
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A spacious three bedroom semi-detached family home set on a bold corner plot which offers significant scope for extension, subject to the usual consents. The property is within easy reach of Stoneleigh Broadway and Worcester Park town centre, both of which offer a variety of shops, restaurants and amenities. Stoneleigh and Tolworth railway stations are also nearby, as are several well-regarded schools including Danetree Primary, Malden Parochial CofE Primary and Richard Challoner.

The accommodation consists of a spacious living room leading through to the dining room, a modern fitted kitchen with adjacent breakfast room, a large dual aspect conservatory, three first floor bedrooms, a family bathroom and ground floor cloakroom/WC. There is also a light and airy loft room accessed from a door opening from the first floor landing.

Externally, the corner setting lends itself to a wider than average plot with an extra wide garden extending to approximately 90ft and there is a gated entrance leading to hard standing for off road parking. The garden itself is high fence enclosed for privacy, mainly laid to lawn and has a patio running around the perimeter of the house which can be accessed from the dining room, breakfast room and conservatory making it the ideal space to entertain, lounge or dine.



ACCOMMODATION

No Onward Chain

Significant Scope to Extend (STPP)

Entrance Hall

Living Room - 15'8" x 12'8" max (4.78m x 3.86m max)

Dining Room - 12'3" x 11' max (3.73m x 3.35m max)

Kitchen - 9'2" x 8' max (2.8m x 2.44m max)

Breakfast Room - 8'11" x 7' max (2.72m x 2.13m max)

Conservatory - 16' x 9' max (4.88m x 2.74m max)

Bedroom - 15'8" x 12'10" max (4.78m x 3.9m max)

Bedroom - 11'2" x 9'3" max (3.4m x 2.82m max)

Bedroom - 7'10" x 7'10" max (2.4m x 2.4m max)

Bathroom

Loft Room - 17'7" x 11'5" max (5.36m x 3.48m max)

Garden - Approx. 90ft

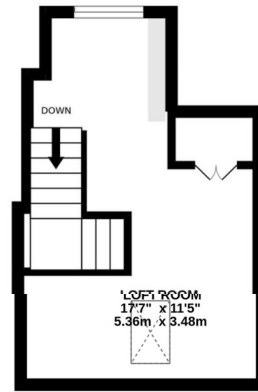
Off Street Parking

Sterry Drive, Epsom KT19 0TG

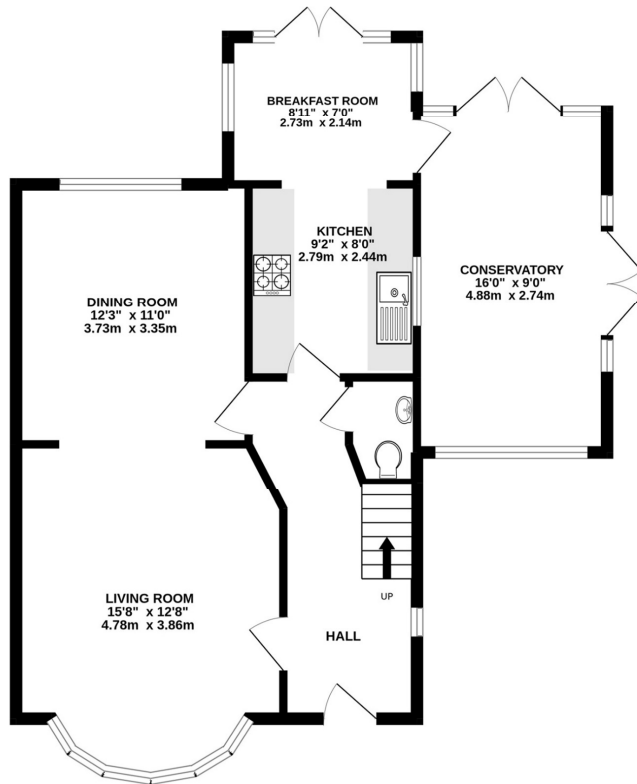
INTERNAL FLOOR AREA

(APPROX.) 1405 sq ft/ 130.5 sq m

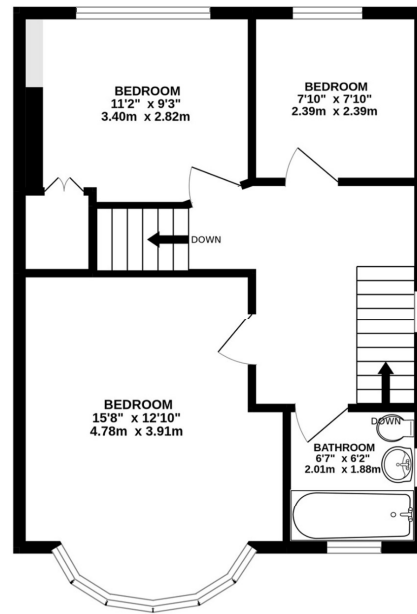
Garden extends to 90' (27.43m) approx.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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