



BRADSTOCK ROAD, EPSOM, SURREY, KT17

£695,000 FREEHOLD

**A WELL-PROPORTIONED SEMI-DETACHED FAMILY HOME
IDEALLY SITUATED CLOSE TO STONELEIGH BROADWAY
AND EXCELLENT TRANSPORT LINKS**

Winkworth

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See things differently



AT A GLANCE

- Entrance Hall
- 3 Double Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen
- Downstairs WC
- Family Bathroom
- Garage
- Loft Space
- Garden approx. 75ft
- Council Tax Band E
- EPC Rating D

DESCRIPTION

This lovely three bedroom semi-detached family home is set within a sought after road, close to Stoneleigh Broadway with its shops, restaurants and railway station, providing fast and frequent services into London Waterloo.

The area boasts well-regarded education facilities including Nonsuch Primary School, Meadow Primary School and Cheam Common Infant's and Junior Academies. Families will benefit from lots of amenities such as Nonsuch Park, leisure centres, cricket clubs and bus routes to surrounding areas.

The accommodation to the ground floor consists of a spacious entrance hall, with porch and cloakroom/WC, two large reception rooms, a conservatory overlooking the garden and a modern fitted kitchen. Upstairs, there are three bedrooms, all with fitted wardrobes and the family bathroom with shower.

Externally, the rear garden extends to approximately 75ft and has a south easterly aspect. To the front, the driveway provides off street parking for several cars and gives access via a shared drive to the garage and side gate.

The property offers scope for extension subject to the usual planning consents.



Winkworth



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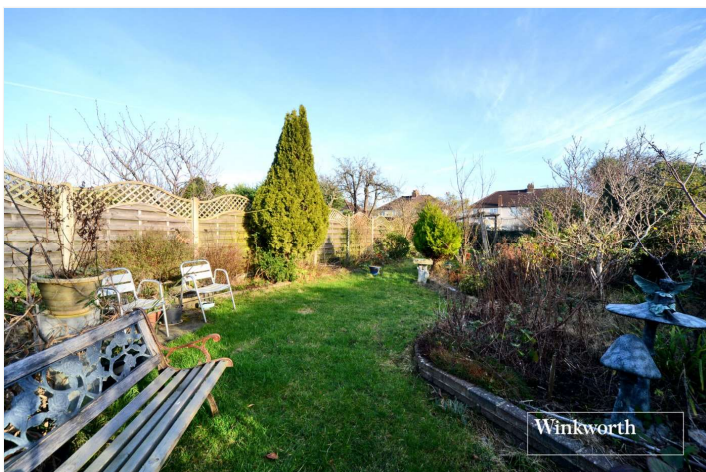
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ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room - 20'3" x 12' max (6.17m x 3.66m max)

Conservatory - 11'7" x 9'7" max (3.53m x 2.92m max)

Dining Room - 14'8" x 12' max (4.47m x 3.66m max)

Kitchen - 10'2" x 10' max (3.1m x 3.05m max)

Downstairs WC

Bedroom - 15'3" x 12'3" max (4.65m x 3.73m max)

Bedroom - 13' x 12'3" max (3.96m x 3.73m max)

Bedroom - 10'3" x 7'2" max (3.12m x 2.18m max)

Bathroom - 8'9" x 7' max (2.67m x 2.13m max)

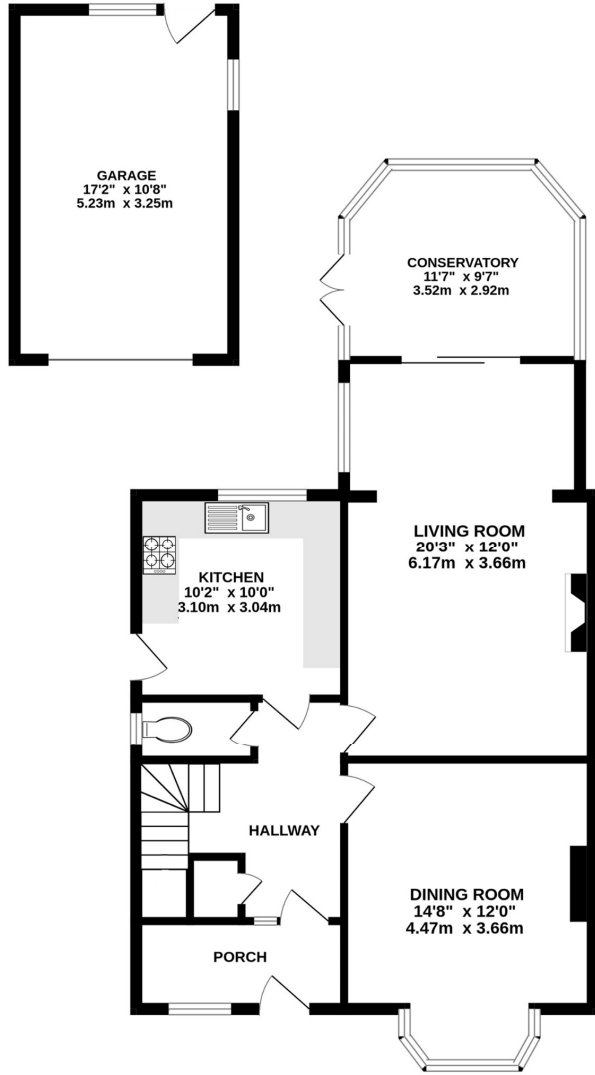
Garage - 17'2" x 10'8" max (5.23m x 3.25m max)

Garden - Approx. 75ft

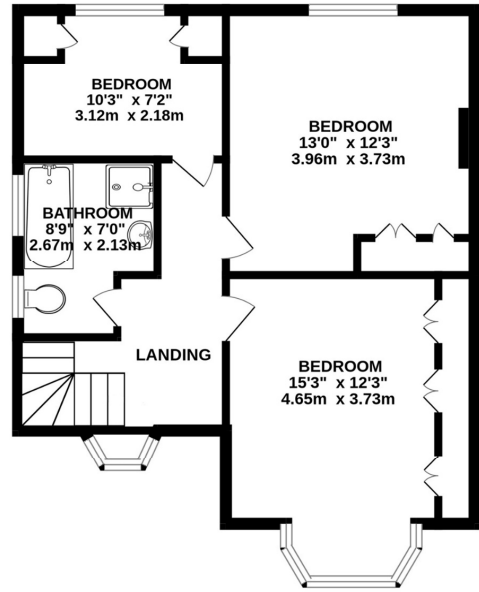
Bradstock Road, Epsom KT17 2LQ

INTERNAL FLOOR AREA
(APPROX.) 1506 sq ft/ 140.0 sq m
Including Garage

Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

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		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

