

Winkworth



## CHADACRE ROAD, EPSOM, SURREY, KT17

**£750,000 FREEHOLD**

A SPACIOUS FAMILY HOME SET IN A SOUGHT AFTER LOCATION WITHIN EASY REACH OF STONELEIGH BROADWAY AND WORCESTER PARK TOWN CENTRE BOTH OFFERING TRAIN SERVICES INTO CENTRAL LONDON

Winkworth

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## AT A GLANCE

- 3/4 Bedrooms
- Living Room
- Family Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom/WC
- Bedroom 4/Study
- En-Suite Shower Room
- Family Bathroom
- Garden approx. 80ft
- Garage and Driveway
- Council Tax Band E
- EPC Rating C

## DESCRIPTION

This spacious, extended three/four bedroom family home is set in a sought after location within easy reach of both Stoneleigh Broadway and Worcester Park town centre, each offering a wide selection of shops, restaurants and transport links including Stoneleigh mainline rail station. Numerous well regarded schools are close by including Meadows Primary School, Nonsuch Primary and Nonsuch High School for Girls.

The key feature on the ground floor is the spacious, open plan kitchen/diner/family room, complete with vaulted ceilings and French doors opening to the garden. Additional features include a separate front reception room, study/bedroom four, utility room and WC.

Upstairs, the property offers a large principal bedroom, with feature bay window to the front aspect and built in storage, along with two further good sized bedrooms. There is a large ensuite shower room to the principal bedroom plus a family bathroom.

Outside, the property features a rear garden which extends to around 80 feet. To the rear of the garden is a detached garage along with a brick built shed. To the front of the property the driveway provides ample off street parking.

Both the side extension and rear extension have been created using a pitch and tiled roof, rather than flat felt roofs, which can be commonly used on this style of extension.

In summary this is a well presented family home with lots to offer and internal viewing is highly recommended.



## ACCOMMODATION

**Entrance Hall**

**Living Room** - 16'2" x 10'10" max (4.93m x 3.3m max)

**Kitchen/Dining Room** - 17'11" x 11'5" max (5.46m x 3.48m max)

**Utility Room**

**Cloakroom/WC**

**Family Room** - 15'7" x 11'7" max (4.75m x 3.53m max)

**Bedroom 4/Study** - 9' x 8'5" max (2.74m x 2.57m max)

**Bedroom** - 14'2" x 13'6" max (4.32m x 4.11m max)

**En-Suite Shower Room** - 8'2" x 5'9" max (2.5m x 1.75m max)

**Bedroom** - 10'3" x 9'9" max (3.12m x 2.97m max)

**Bedroom** - 10'3" x 9'3" max (3.12m x 2.82m max)

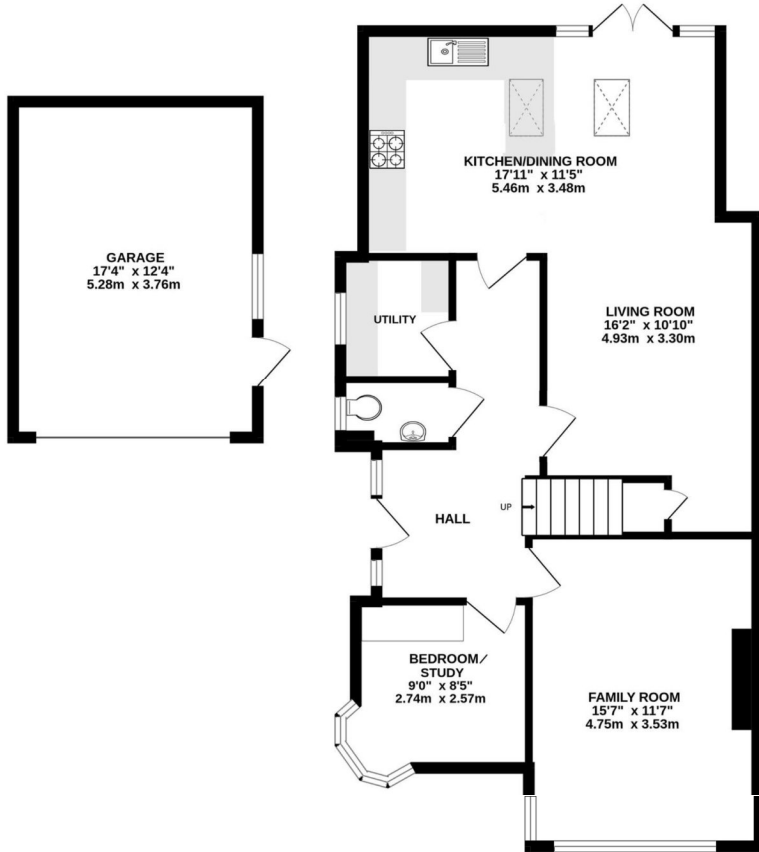
**Family Bathroom** - 8'10" x 5'8" max (2.7m x 1.73m max)

**Garden** - Approx. 80ft

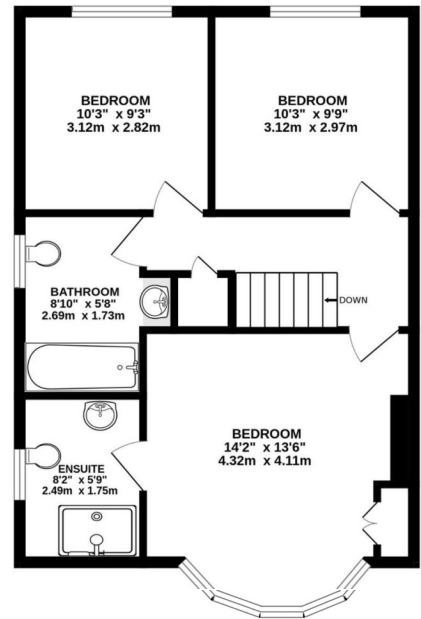
**Garage** - 17'4" x 12'4" max (5.28m x 3.76m max)

**Off Street Parking on Driveway**





GROUND FLOOR



FIRST FLOOR

**Chadaore Road, Epsom KT17 2HQ**

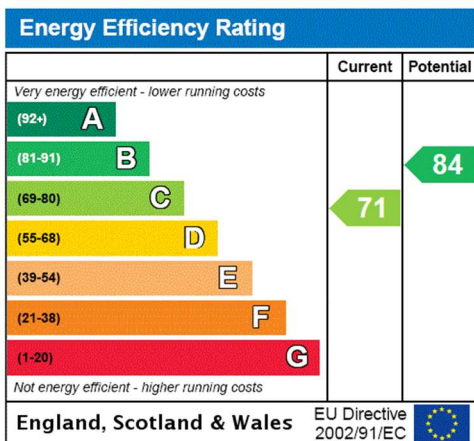
**INTERNAL FLOOR AREA (APPROX.) 1360 sq ft/ 126.3 sq m**  
Excluding Garage

Garden extends to 80' (24.38m) approx.

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