



CHADACRE ROAD, EPSOM, SURREY, KT17
£800,000 FREEHOLD

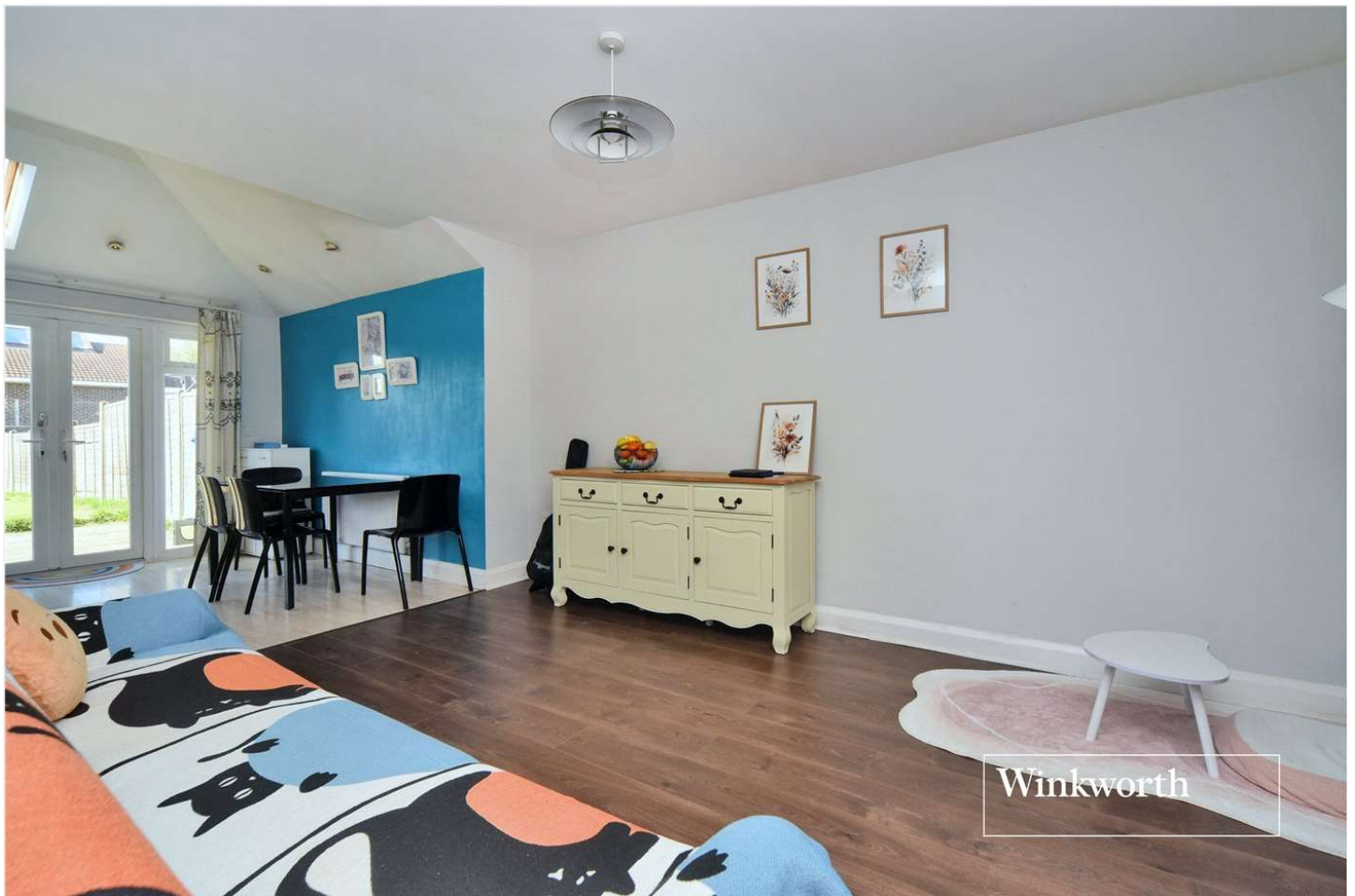
THIS SPACIOUS FAMILY HOME IS SET WITHIN A SOUGHT AFTER LOCATION, WITHIN EASY REACH OF BOTH STONELEIGH BROADWAY AND WORCSTER PARK TOWN CENTRE

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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 within 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, along with 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 a brick built driveway provides 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.



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)

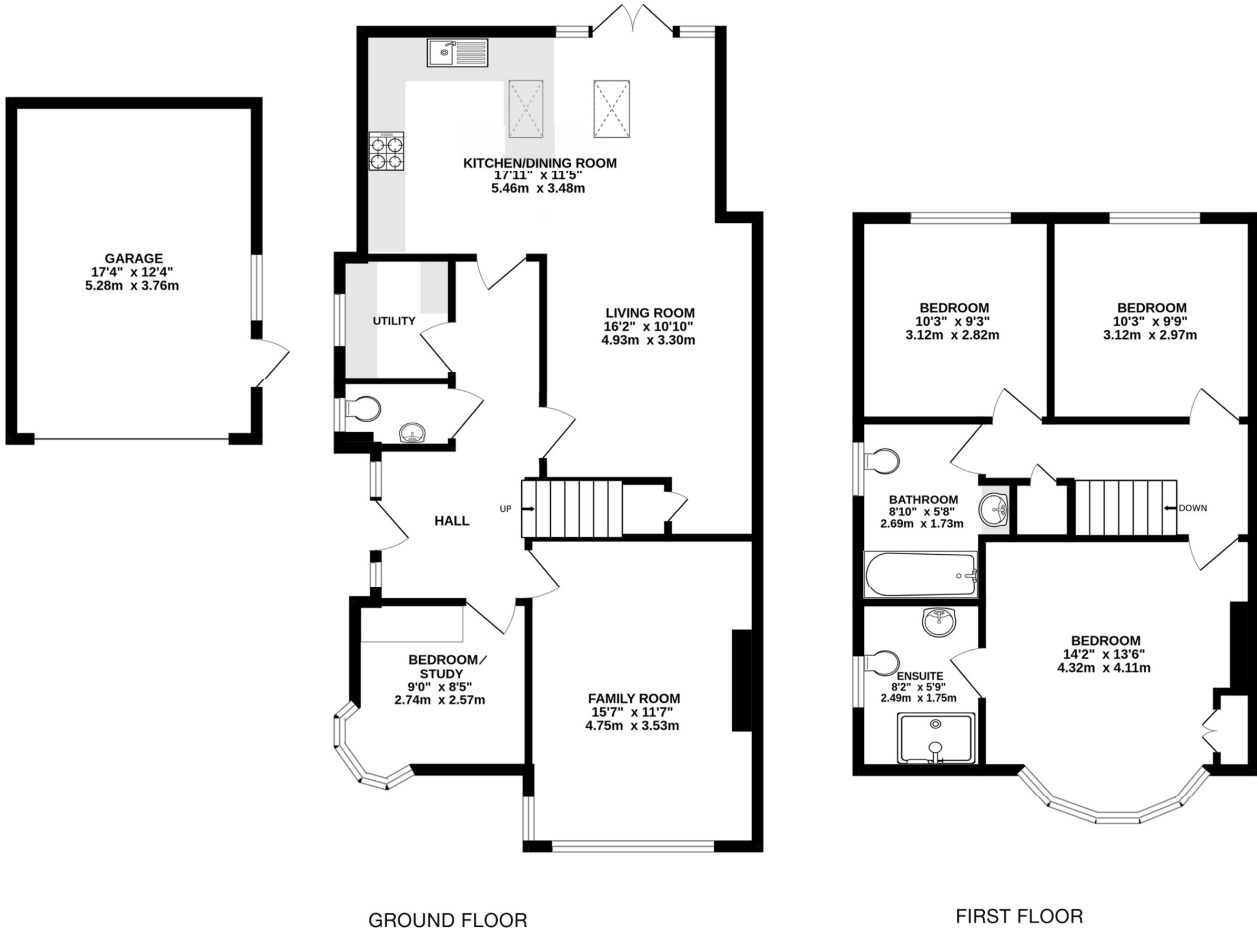
Bedroom - 10'3" x 9'3" max (3.12m x 2.82m max)

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



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.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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