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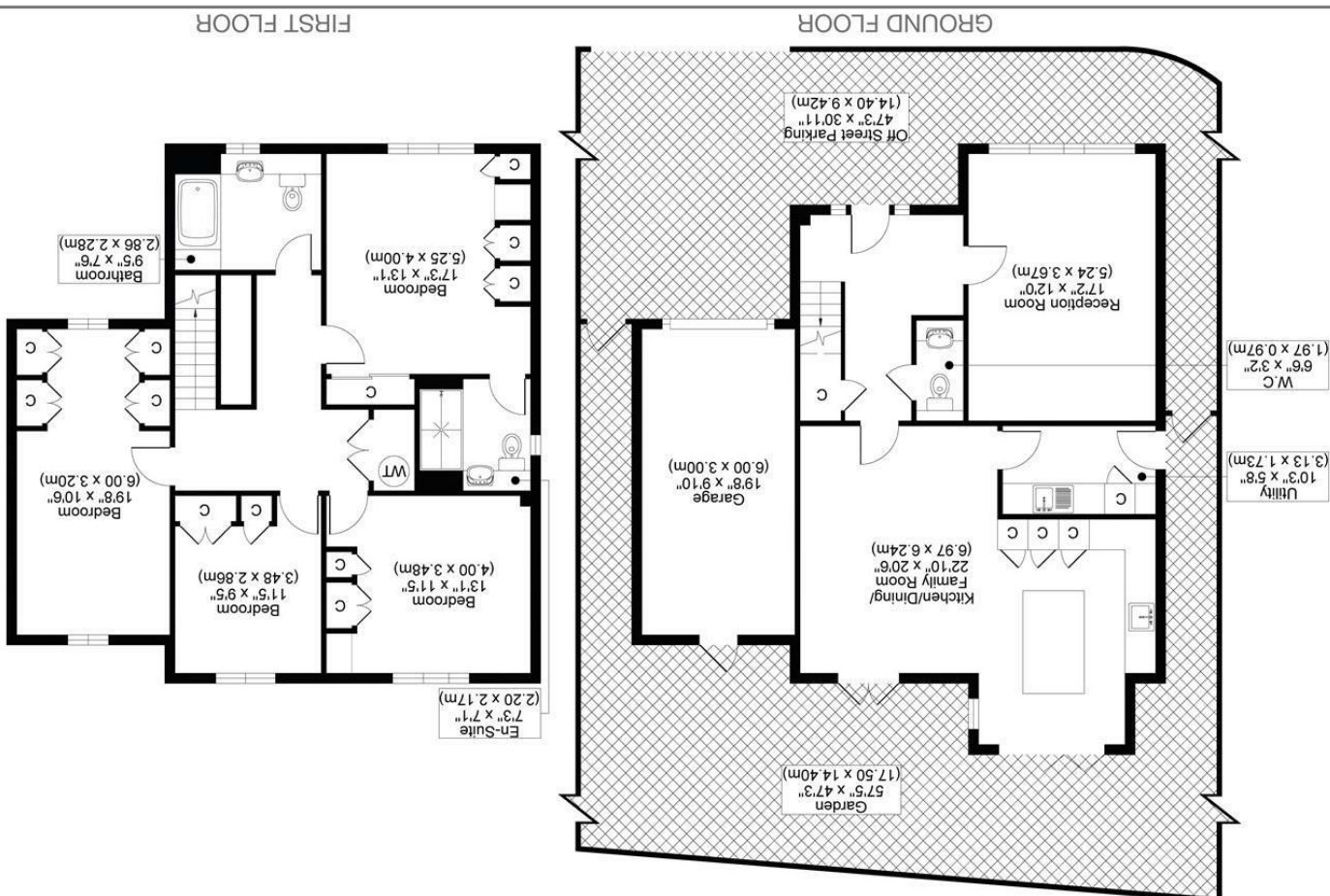
RICS

The Property Ombudsman

CHRISTIES

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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.



HALLIDAY CLOSE, KT17
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1924 SQ.FT (179 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1730 SQ.FT (161 SQ.M)



CHRISTIES



GUIDE PRICE £1,000,000 - £1,100,000

LOCATED IN HALLIDAY CLOSE, EPSOM, THIS DELIGHTFUL DETACHED HOUSE OFFERS A PERFECT BLEND OF COMFORT AND SPACE FOR MODERN FAMILY LIVING. WITH FOUR GENEROUSLY SIZED BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES SEEKING ROOM TO GROW OR THOSE WHO ENJOY HOSTING GUESTS.

THE HOUSE BOASTS TWO INVITING RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINMENT. WHETHER YOU PREFER A COSY EVENING IN THE LOUNGE OR A LIVELY GATHERING IN THE OPEN-PLAN KITCHEN/DINING AREA, WHICH LEADS SEAMLESSLY OUT TO THE REAR GARDEN, THIS HOME CATERES TO ALL YOUR NEEDS.

UPSTAIRS YOU ARE PRESENTED WITH 4 BEDROOMS WITH ENSUITE TO THE MASTER BEDROOM AND A FAMILY BATHROOM, MORNING ROUTINES ARE MADE EASY, ENSURING THAT EVERYONE HAS THEIR OWN SPACE TO UNWIND. THE THOUGHTFUL LAYOUT OF THE HOME ENHANCES BOTH PRIVACY AND CONVENIENCE, MAKING IT A PRACTICAL CHOICE FOR BUSY HOUSEHOLDS.

PARKING IS A BREEZE WITH SPACE FOR UP TO THREE VEHICLES, A VALUABLE FEATURE IN THIS SOUGHT-AFTER LOCATION. THE PROPERTY IS SITUATED IN A PEACEFUL NEIGHBOURHOOD, YET REMAINS CONVENIENTLY CLOSE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE.

- FANTASTIC 4 BEDROOM DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- GARAGE PLUS PARKING FOR MULTIPLE CARS
- COUNCIL TAX BAND G
- EPC RATING B
- £303 PER ANNUM SERVICE CHARGE AS ADVISED BY VENDOR.

