



Redwood Drive, Epsom, KT19 8FL  
£1,800 Per month



## Redwood Drive, Epsom, KT19 8FL

- Parkview development
- Close to Horton Country Park
- High specification throughout
- Semi Detached family home
- Garage & Driveway Parking
- Highly Sought After Development
- Close to Outstanding Local Schools
  - Short Walk Of Zone 6 Station
    - Underfloor heating
  - Ground floor Cloakroom/W.C.

Kaybridge residential are proud to present for sale this stunning spacious family home situated along Redwood Drive only 1.5 of a mile from Epsom's vibrant town centre and mainline railway station. Within this enviable position, the property benefits from being just a short walk (8 minutes) from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes.

The accommodation affords canopy porch, entrance hallway, cloakroom/WC, kitchen/breakfast room and sitting/dining room on the ground floor. Upstairs there are three bedrooms, en-suite shower room to the master and a family bathroom. Outside this wider than normal plot offers a lovely south east facing and enclosed rear garden which is laid to paving and lawn. To the front there is a front garden with mature







shrubs. To the side of the property there is ample parking provided and a large garage with an allocated parking space outside.

This property benefits from being very well presented throughout, it also benefits from being only approximately 50 meters from acres of beautiful private parkland. Being built with sustainable living firmly in mind and incorporating an air circulation/ventilation system with Eco friendly heat recovery system, this stunning modern home should be viewed at your earliest convenience.

Redwood Drive is a quiet residential road and this gorgeous family home benefits from stunning views and quick access to transport links to include bus and train routes from Epsom and Ewell. An exceptional property in pristine and modern condition, this is one to see if you are looking for a property that offers flexible accommodation throughout whilst also delivering on absolute wow factor.

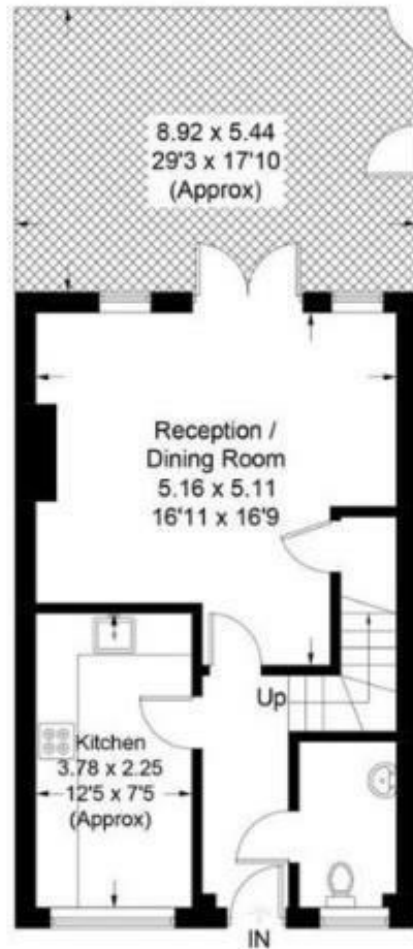
### **Disclaimer**

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party must satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



# Redwood Drive

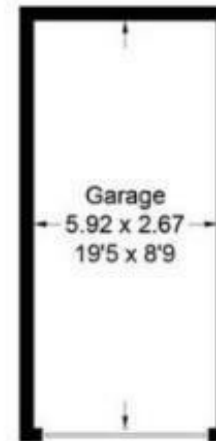
Approximate Gross Internal Area = 89.8 sq m / 967 sq ft  
Garage = 15.6 sq m / 168 sq ft  
Total = 105.4 sq m / 1135 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID504016)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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