



**Sterry Drive, Epsom, KT19 0TG**



**welcome to**

**Sterry Drive, Epsom**

Offered to the market with no onward chain is this attractive three/four bedroom semi-detached family home set on a desirable residential road with a large plot and substantial potential to extend subject to planning permission.

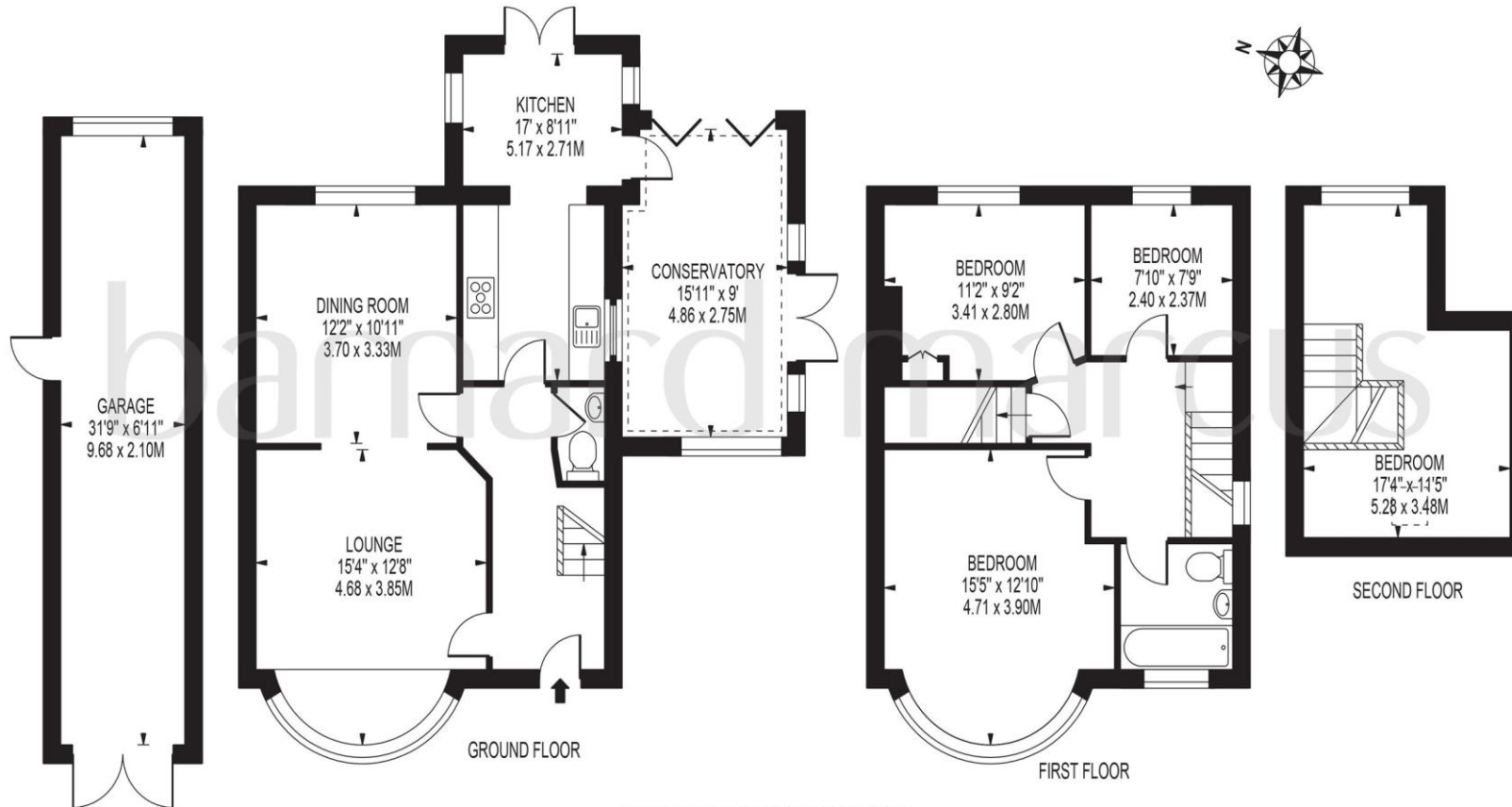


## STERRY DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1397 SQ FT - 129.76 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 219 SQ FT - 20.33 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Situated on a highly desirable residential road, with no onwads chain, this home is a must see. The ground floor boasts two spacious reception rooms and a fully fitted kitchen with views over the garden. There is a sun room extension to the side of the kitchen and the ground floor is completed with a W/C. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The front reception room and front bedroom benefit from large curved bay windows and there is a superb adaptable loft room.

Externally, there is a double length garage to the side of the impressive mature and secluded rear garden which boasts a superb patio and lawn. Further benefits include off street parking and further potential to extend STPP.

Sterry Drive is a very well regarded quiet residential road conveniently located for local bus routes to Kingston & Epsom as well as Stoneleigh Station and Tolworth Station. An early viewing comes highly recommended for this great family home offering a wealth of potential and well located for a number of fantastic local schools and exceptional local parks.

welcome to

## Sterry Drive, Epsom

- Three Bedroom Semi Detached Family Home
- No Onwards Chain
- Potential to Further Extend STPP
- Garage and Off Street Parking
- Spacious Mature & Secluded Rear Garden
- Fantastic Local Schools and Transport Links
- Adaptable Loft Room

Tenure: Freehold EPC Rating: D

offers in excess of

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EWE105878 - 0007

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