



12 Marshalls Close, Epsom, Surrey, KT19 8HZ

Price Guide £519,950



- END OF TERRACED HOUSE
- CLOSE TO STATION, TOWN & SCHOOLS
- SEPARATE SITTING & DINING ROOMS
- 3 BEDROOMS & BATHROOM
- GARAGE & PERMIT PARKING
- CONVENIENT CUL-DE-SAC
- ENTRANCE HALL & CLOAKROOM
- MODERN KITCHEN
- DOUBLE GLAZING & GAS FIRED HEATING
- FRONT & REAR GARDENS

Description

Tucked just off the town centre in a highly convenient location is this deceptively spacious 3 bedroom end of terrace home positioned in a no through road just moments' walk from shops and mainline station.

In need of some updating, the bright and spacious accommodation comprises entrance hall, cloakroom, both sitting & dining rooms, a kitchen, 3 well proportioned bedrooms and family bathroom.

There are gardens to the front and rear with side access to the rear garden.

There is a single garage in a nearby block (at the end of the road) and residents may also apply (at a cost) for a parking permit for the road.

Conveniently for a purchaser, there is no onward chain.

Situation

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre (members only) both feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

The property benefits from easy access to the Stamford Green conservation area, nearby Court Park/recreation grounds and is just a few minutes' walk to the railways station (Zone 6).

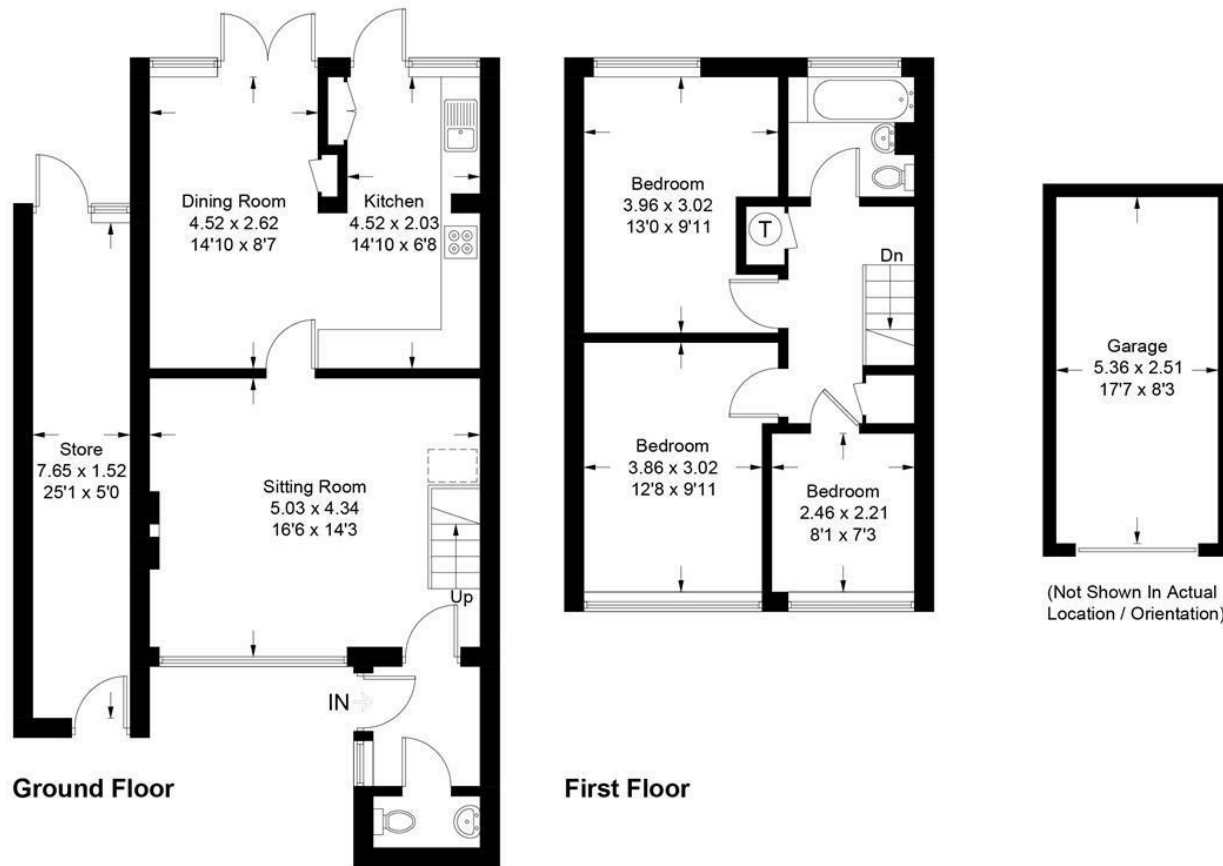
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Nearby is Epsom Downs, the home of The Derby. Both the M25 (Junction 9) and the A3 are short drives away giving access to both Heathrow and Gatwick international airports and Central London.

Tenure	Freehold
EPC	D
Council Tax Band	E



Approximate Gross Internal Area = 91.5 sq m / 985 sq ft
 Garage & Store = 25.1 sq m / 270 sq ft
 Total = 116.6 sq m / 1255 sq ft

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1047240)

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