



**ST MARTINS CLOSE, EPSOM, KT17 4DR**  
**OFFERS IN EXCESS OF £500,000 FREEHOLD**





## ST MARTINS CLOSE

EPSOM, KT17 4DR

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**Three Bedrooms and Two Reception Rooms**  
**In Need of Modernisation**  
**Close To Town**  
**Front And Rear Gardens**  
**Gas Central Heating**  
**Off-Street Parking**  
**Council Tax Band D**

A rare opportunity to purchase this three-bedroom semi-detached house, located in a quiet cul-de-sac close to Epsom Town Centre. The property offers three bedrooms, two reception rooms, a kitchen, and a family bathroom. Requiring modernisation throughout, it presents an ideal investment opportunity or personal project.



## GROUND FLOOR

### EXTERIOR FRONT

**FRONT RECEPTION ROOM** 13'2" × 9'11" (4.02m × 3.01m)

**SECOND RECEPTION ROOM** 14'7" × 10' (4.45m × 3.06m)

**KITCHEN** 9' × 5'9" (2.75m × 1.74m)

## FIRST FLOOR

**MAIN BEDROOM** 11'2" × 9'11" (3.40m × 3.03m)

**BEDROOM 2** 12'7" × 9'2" (3.84m × 2.79m)

**BEDROOM 3** 9'2" × 6'8" (2.80m × 2.04m)

### BATHROOM

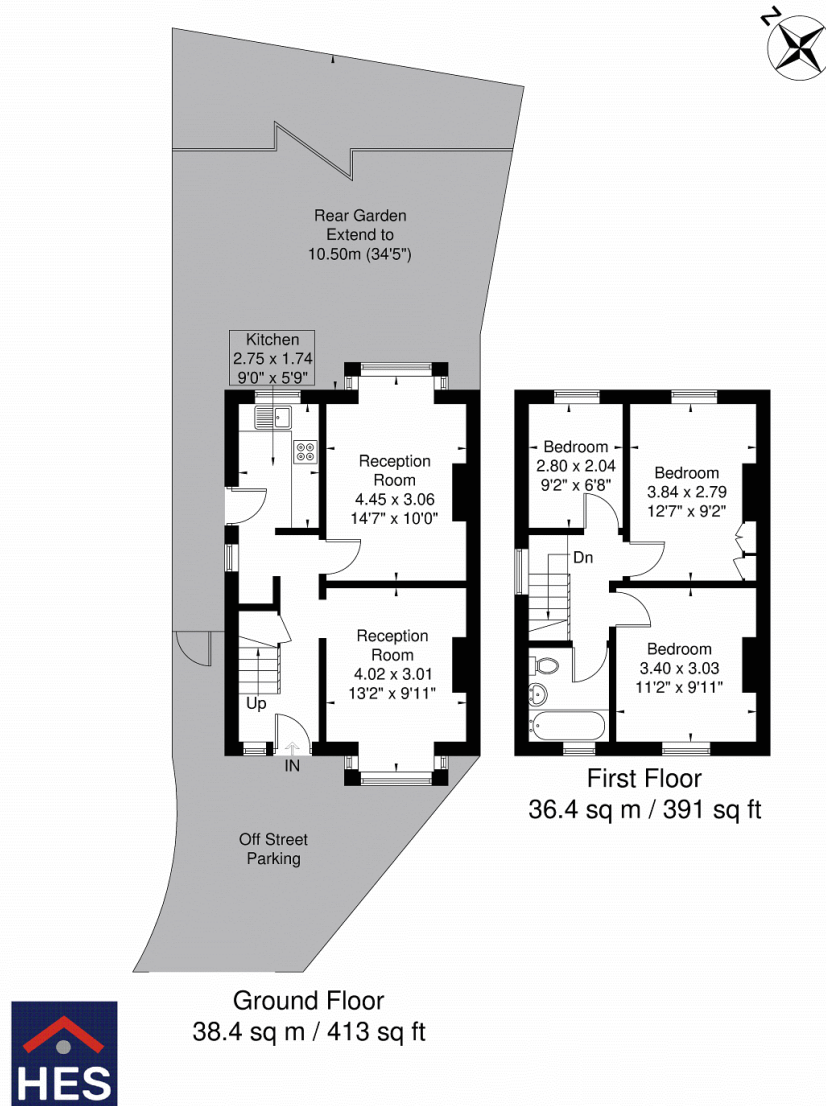
## GROUND FLOOR

**EXTERIOR REAR** 34'5" × (10.50m × )





St Martins Close KT17  
Approximate Gross Internal Area = 74.8 sq m / 804 sq ft



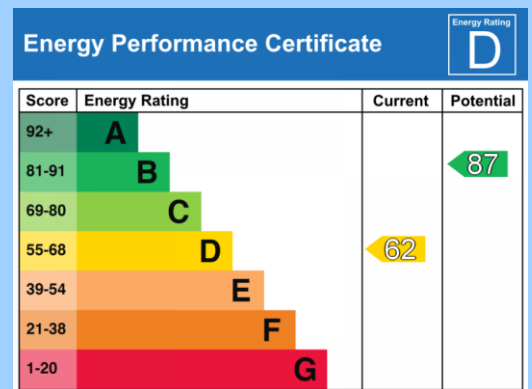
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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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& DREWETT (SUTTON)

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