



**Harvey Court, Sandy Mead, Epsom, KT19 7NH**

welcome to

## Harvey Court, Sandy Mead, Epsom

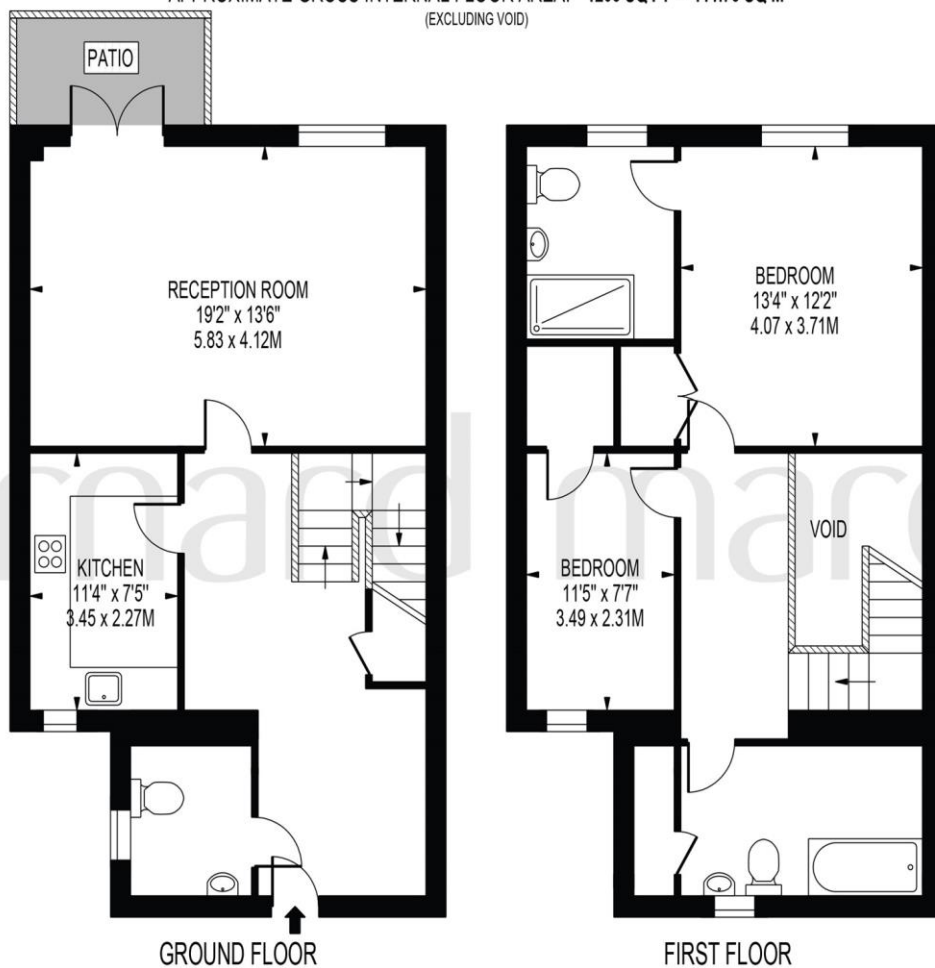
\*\*\*GUIDE PRICE £600,000 - £635,000\*\*\*

This stunning converted Edwardian property lies in the ever popular Clarendon Park development with gated entrance, garage & allocated parking.



## HARVEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1203 SQ FT - 111.73 SQ M  
(EXCLUDING VOID)



GROUND FLOOR

FIRST FLOOR

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.

This stunning converted Edwardian property lies in the ever popular Clarendon Park development with gated entrance and allocated parking. The property is set across two floors and boasts an extremely impressive 1203 sq ft of space. The property has its own front door and stepping foot into the property you will be greeted by a large and welcoming entrance hall complete with seating area. Off the hallway you will find cloakroom with W.C and basin, separate modern fitted kitchen, & plenty of handy storage. This then leads to a truly stunning living / diner with ample room for entertaining, relaxing and dining with views out to the communal garden and woodlands, this room also has French doors to a private patio terrace perfect to lap up the summer sun.

The first floor boasts two double bedrooms with high ceilings throughout, the master bedroom offers a high spec en-suite shower room with toilet, basin & heated towel rail. There is a further bathroom with three piece suite. The home is immaculately presented throughout and finished to a high specification with gas central heating and has approx. 977 years remaining on the lease and comes with allocated parking. An internal viewing is highly advised to truly appreciate this stunning home.

Location

You will find yourself on the doorstep of the open spaces of Horton Country Park, Golf club and nearby David Lloyd. The area serves those who enjoying leisurely activities including long walks, Golf and horse riding.

welcome to

## Harvey Court, Sandy Mead, Epsom

- Over 1200 Sq ft.
- Gated Edwardian Development
- Allocated Parking And Garage
- Two Double Bedrooms
- Private Patio And Communal Garden Overlooking Woodlands

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS108982](https://barnardmarcus.co.uk/Property/EPS108982)



Property Ref:  
EPS108982 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**01372 740911**



[Epsom@barnardmarcus.co.uk](mailto:Epsom@barnardmarcus.co.uk)



2 Kings Shade Walk, The Ashley Centre,  
EPSOM, Surrey, KT19 8EB



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**