



Derby Close, Epsom, KT18 5QN

welcome to

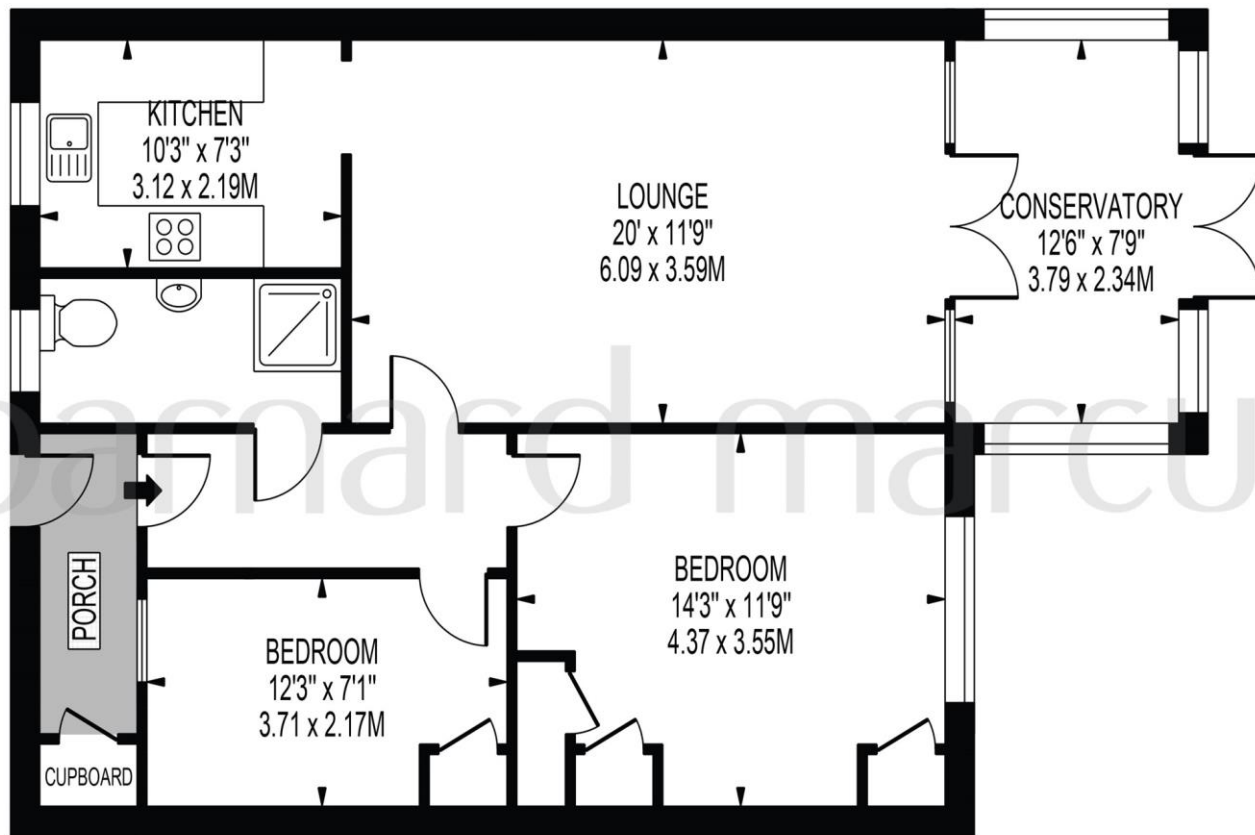
Derby Close, Epsom

Barnard Marcus are delighted to bring to the market, this delightful two double bedroom semi-detached bungalow, located in a quiet area of Epsom Downs, in this select and sought after retirement development for over 60's located close to Tattenham Corner train station & shops.



DERBY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 793 SQ FT - 73.63 SQ M
(EXCLUDING CUPBOARD)



GROUND 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.

Barnard Marcus are delighted to bring to the market, this beautiful two double bedroom semi-detached bungalow, situated in a sought after cul-de-sac development within walking distance to Tattenham Corner shops and restaurants and train station with direct trains to London Bridge.

The property offers a handy porch that leads to an inviting entrance hall, with shower room complete with toilet, basin and heated towel rail, there is then two generous sized double bedrooms and an open plan fitted kitchen leading to a light filled lounge with electric fireplace and leading onto a conservatory overlooking a communal garden with laid to lawn. The home is double glazed throughout with electric heating and there is also residents parking bays.

Lease approx. 180 years

Ground Rent £0

Service Charge £225.23 including building insurance

Location

Tattenham Corner is within yards of Epsom Downs racecourse, the home of the world famous Epsom Derby. The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria and transport links into Epsom, Sutton and Banstead as well as the M25. There is a range of services and amenities such as a Doctors surgery, petrol station, a post-office, restaurants, pubs and a library.

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Derby Close, Epsom

- Semi-Detached Bungalow
- Two Double Bedrooms
- Bathroom with Three Piece Suite
- Open Plan Fitted Kitchen
- Spacious Light Filled Living Room

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109075](https://www.barnardmarcus.co.uk/Property/EPS109075)



Property Ref:
EPS109075 - 0005

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.



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