



Shawley Way, Epsom, KT18 5PD

welcome to

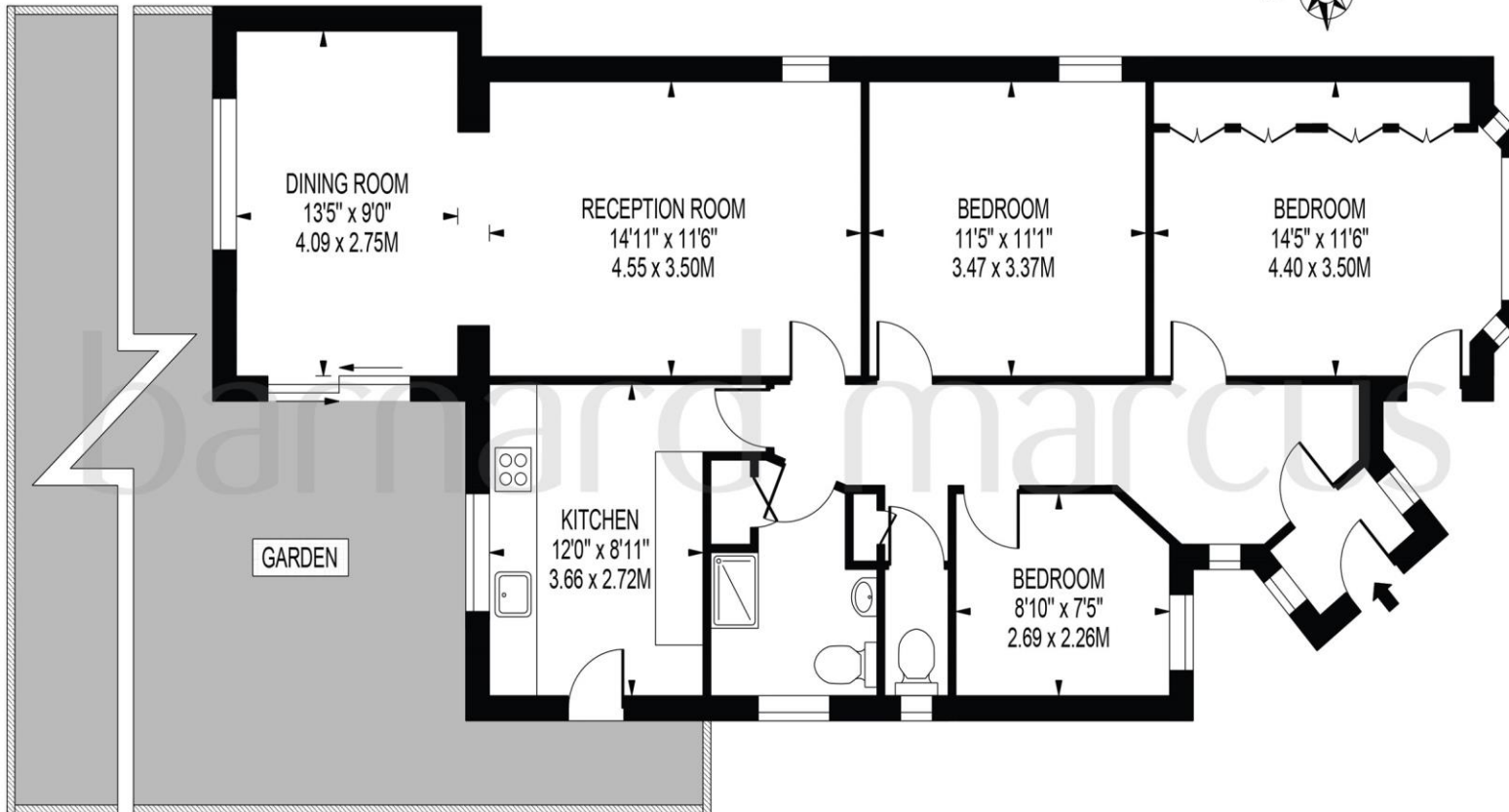
Shawley Way, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom detached bungalow. This property benefits from a large drive with parking for multiple cars, garage with electric door, a sizeable garden & further potential to extend (stpp). The home also is offered with no chain.



SHAWLEY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1031 SQ FT - 95.80 SQ M



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 welcome to the market this three bedroom detached bungalow that lies on a popular road just a stones throw from local schools and within walking distance to a parade of shops and train station with frequent direct trains to London Bridge.

The property offers three bedrooms, a sizeable family bathroom with three piece suite and a further separate W.C, a large fitted kitchen and a spacious and light filled living / dining room overlooking the rear garden. The garden has a patio, mature trees and laid to lawn. The home also has gas central heating throughout. To the front there is a sizeable front grassed garden and driveway for multiple cars as well as a garage with electric door. The home offers huge further potential to extend STPP and is offered with no onward chain.

The property is ideally situated close to Epsom Downs & conveniently close to Asda superstore, local shops and restaurants at Tattenham Corner and just a few minutes walk to Shawley Primary School. The famous Epsom Downs Racecourse is also on your doorstep offering far-reaching views and ample spaces for family walks and dog walkers alike.

welcome to

Shawley Way, Epsom

- Detached
- Three Bedrooms
- Spacious Lounge / Diner
- Off Street Parking For Multiple Car & Garage with Electric Door
- Private Rear Garden with Patio & Laid to Lawn

Tenure: Freehold EPC Rating: D

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS107031



Property Ref:
EPS107031 - 0006

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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