



Burghfield, Epsom, KT17 4ND

welcome to

Burghfield, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom detached family home situated on a hugely popular cul-de-sac perfect for families with off street parking, double length garage, three reception rooms & a lovely rear garden with laid to lawn.

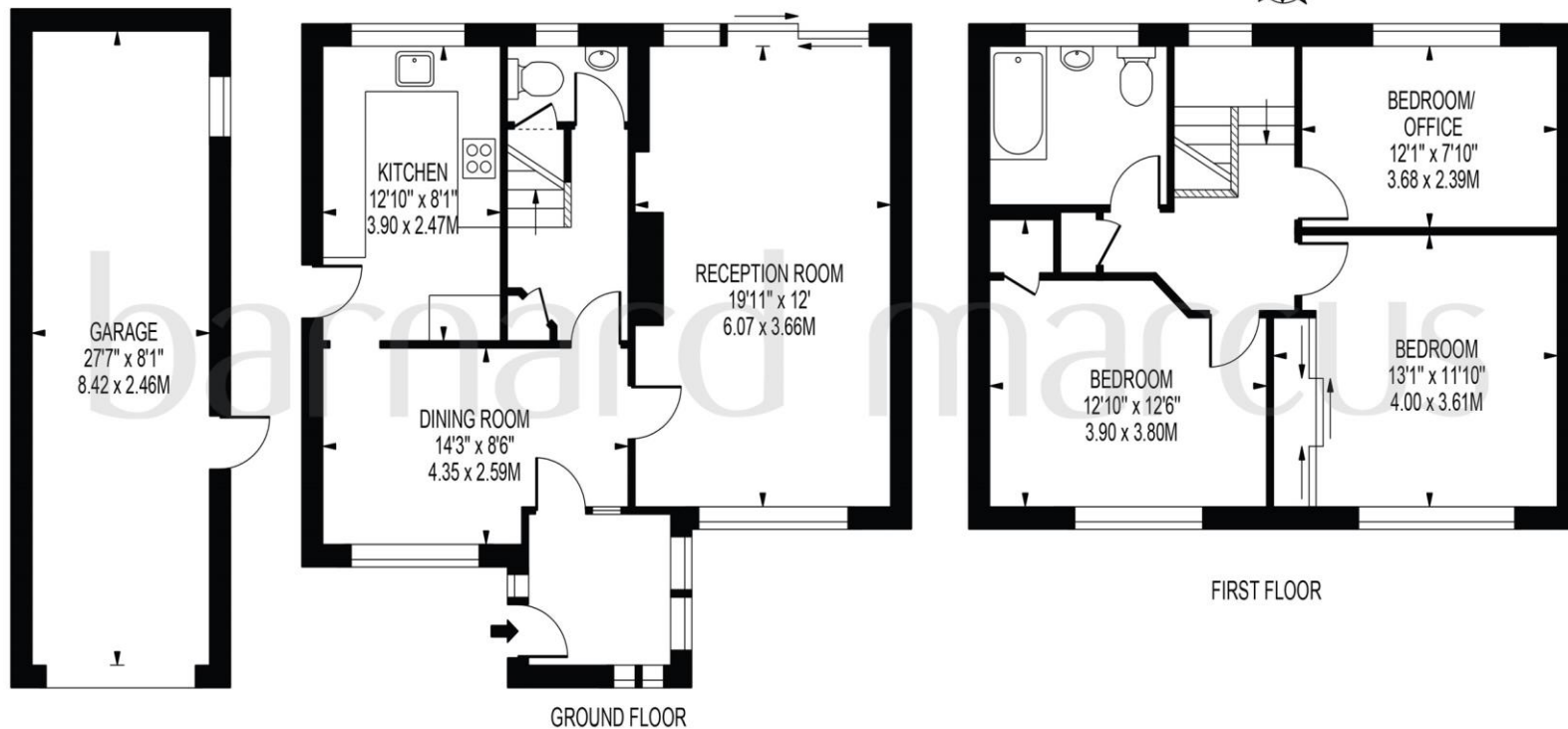


BURGHFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1111 SQ FT - 103.25 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 223 SQ FT - 20.71 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.

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This fantastic detached home lies on an extremely popular cul-de-sac in Epsom within easy reach to Epsom downs racecourse home of the World famous Epsom Derby and Epsom high street which offers a covered shopping centre plenty of coffee shops, bars and eateries as well as Epsom train station with frequent direct trains to London Waterloo, Victoria and London Bridge.

The home itself offers spacious and light filled accommodation cross both floors with three double bedrooms, two bathrooms, a large fitted kitchen, two further reception rooms, front and rear garden, garage and off street parking. The home also has gas central heating throughout and has had a new roof in the last few years. An internal viewing is highly recommended.

welcome to

Burghfield, Epsom

- Detached
- Three Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

guide price

£750,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108967](https://www.barnardmarcus.co.uk/Property/EPS108967)



Property Ref:
EPS108967 - 0002

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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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