



Rona Maclean Close, Epsom, KT19 8FU

welcome to

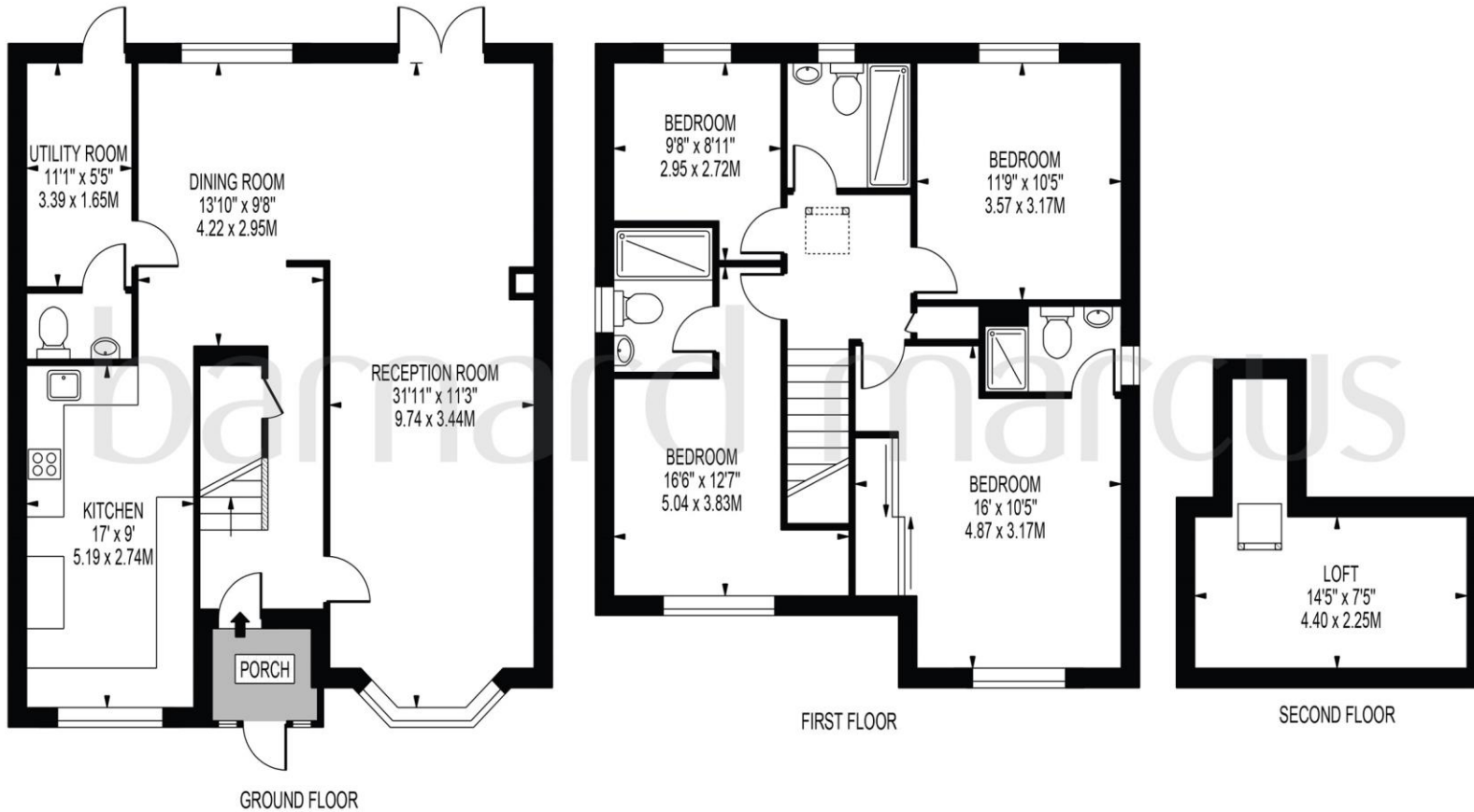
Rona Maclean Close, Epsom

Barnard Marcus are delighted to welcome to the market this stunning four bedroom detached family home, situated in a private close in the prestigious Manor Park development with a private rear garden, off street parking for multiple cars, three bathrooms, utility and a modern kitchen



RONA MACLEAN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1702 SQ FT - 158.16 SQ M



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.

Located on a quiet residential close within the sought after Manor Park development & within easy reach of Epsom's vibrant high street is this great example of a detached family home which benefits from ample amount of flexible living accommodation whilst also providing lots of curb appeal.

The accommodation itself totals 1702 sq ft of internal floor space; the downstairs includes a welcoming entrance hallway, W.C, utility room, updated modern kitchen with gas hob & double glazed window to the front aspect this leads nicely to the L-Shaped living / dining area that boast direct access to a fantastic rear garden with patio, laid to lawn and covered raised seating area. Upstairs boasts four well-sized bedrooms with two of the bedrooms benefiting en-suites and there is also a further family bathroom with three piece suite. There is also a useable loft space with pull down ladder.

The property also boasts a huge driveway for parking comfortably for three cars, is fully double glazed & has gas central heating throughout.

Epsom is a hugely popular commuter town and boasts some outstanding schools including Stamford Green Primary, Glyn and Rosebery Secondary. Epsom train station offers frequent direct trains to London Waterloo, Victoria and London Bridge and the town centre has a covered shopping centre and plenty of pubs, restaurants & coffee shops. There is plenty of leisure options too with a cinema, theatre, gyms, leisure centre and David Lloyd health club.

welcome to

Rona Maclean Close, Epsom

- Detached Family Home
- Prestigious Manor Park Development
- Four Bedrooms
- Three Bathrooms & Ground Floor W.C
- Modern Fitted Kitchen & Utility

Tenure: Freehold EPC Rating: B

guide price

£975,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109179



Property Ref:
EPS109179 - 0007

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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