



Tattenham Crescent, Epsom, KT18 5NU

welcome to

Tattenham Crescent, Epsom

*****UNEXPECTEDLY REAVAILABLE*****

Barnard Marcus are delighted to welcome to the market this fantastic four bedroom chalet bungalow family home with off street parking, garage,

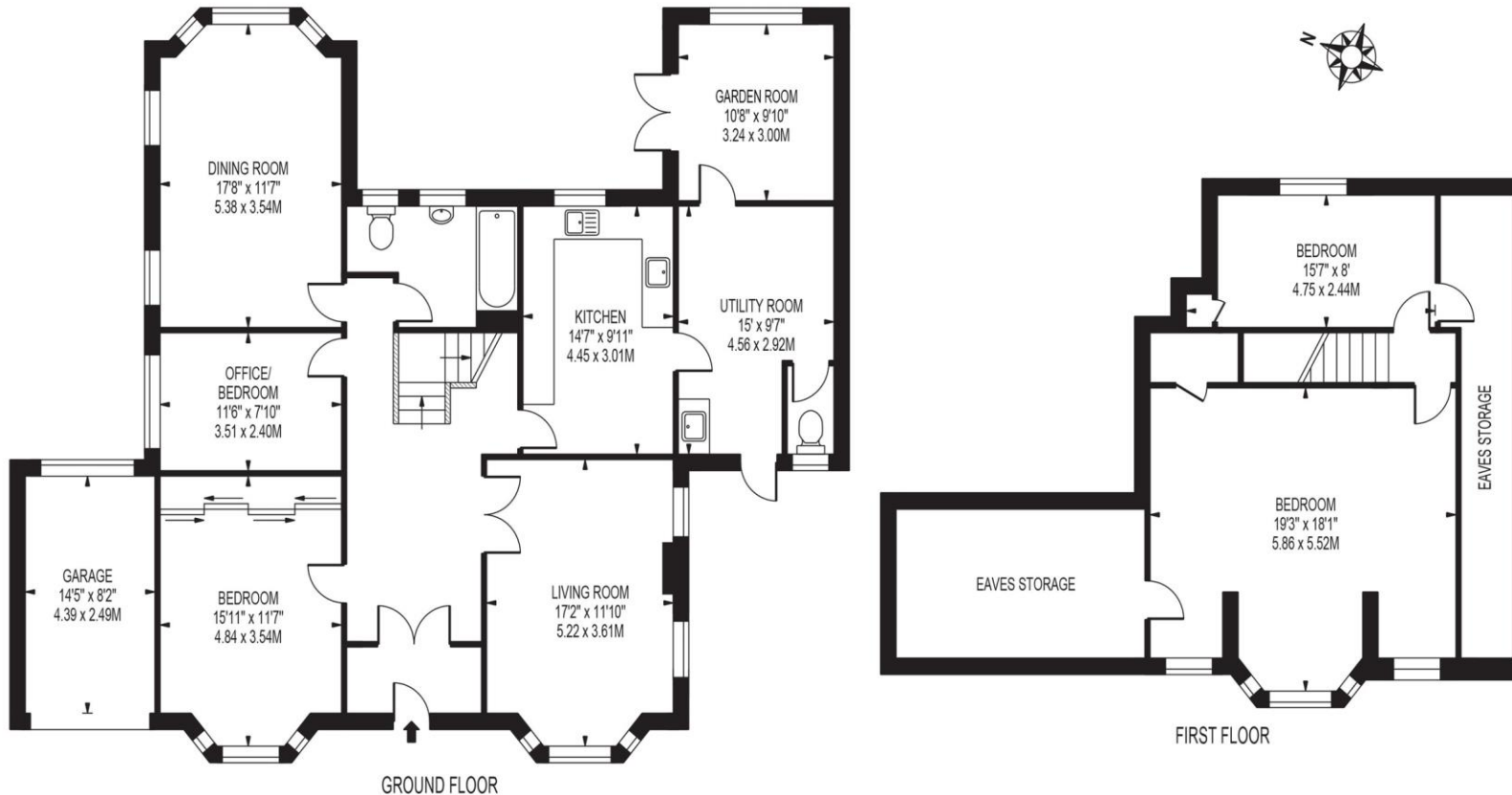


BEGGARS ROOST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2135 SQ FT - 198.32 SQ M
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 247 SQ FT - 22.92 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 118 SQ FT - 10.93 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.

Barnard Marcus are delighted to bring to the market this fantastic property located within moments' walk from the world famous Epsom Downs racecourse and Tattenham Corner shops and restaurants. This detached chalet bungalow offers an abundance of living space and is quite deceptive in size.

It offers a good size hallway with a staircase to the first floor. There are three reception rooms on the ground floor, along with two bedrooms with built-in wardrobes. The kitchen/breakfast room also leads to a utility room, garden room and a downstairs WC.

The first floor boasts a master bedroom with a walk in closet and storage space into the eaves and the fourth double bedroom.

The home offers both front and rear gardens, and to the front there is a driveway for two cars leading to a garage. There is almost 100ft tiered rear garden, perfect for entertaining, and also very private & the property has further potential to extend (STPP). Tattenham Corner is within yards of Epsom 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. The area benefits from the fresh air of the Downs and is very popular with dog-walkers and hikers alike. There is a range of services and amenities such as a Doctors surgery, a post-office, restaurants, pubs, a library & a good selection of schools & Nurseries.

welcome to

Tattenham Crescent, Epsom

- Detached Chalet Bungalow
- Four Bedrooms
- Three Reception Rooms
- Garage & Off Street Parking
- Large Rear Tiered Garden

Tenure: Freehold EPC Rating: F

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109194



Property Ref:
EPS109194 - 0012

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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