



Churchill Road, Epsom, KT19 7DD

welcome to

Churchill Road, Epsom

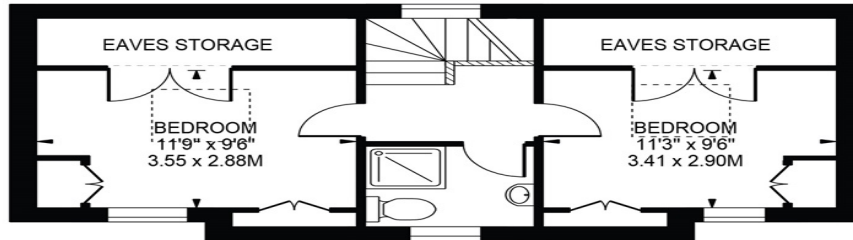
Barnard Marcus are delighted to market this fantastic five bedroom link detached home set in the sought after Manor Park development with off street parking, private rear garden, extended kitchen breakfast room 7 bathroom and shower room.



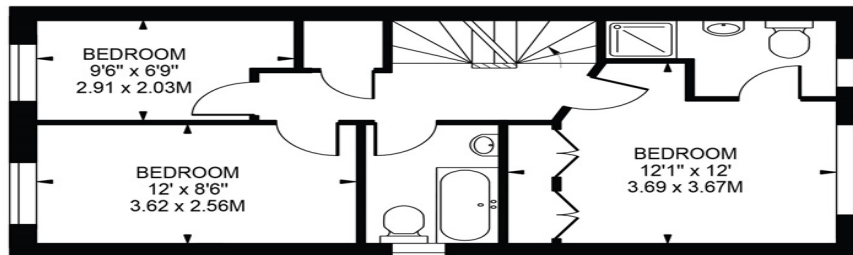
CHURCHILL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1759 SQ FT - 163.44 SQ M**
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

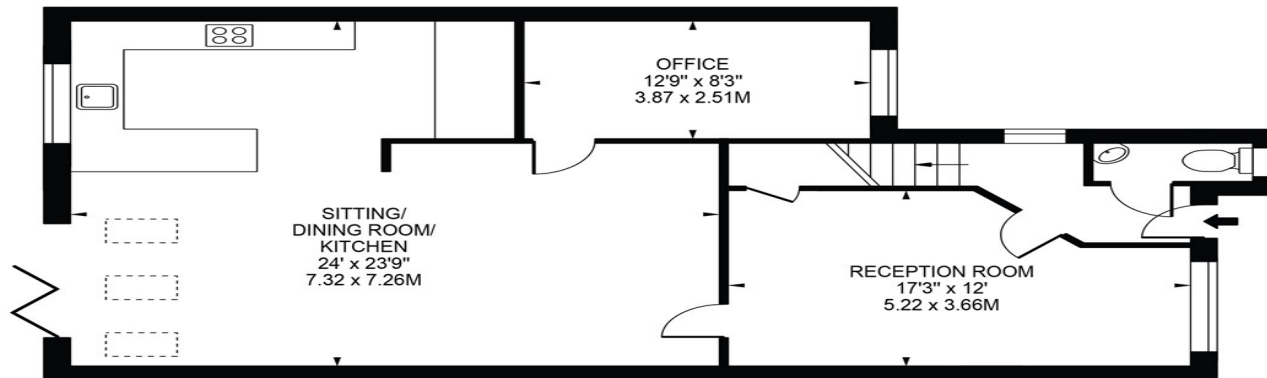
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **76 SQ FT - 7.10 SQ M**



SECOND FLOOR



FIRST FLOOR



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 fantastic link-detached home set in the sought after Manor Park development which is located on the periphery of Epsom Common and Horton Country Park & the property is surrounded by pleasant walks on the many bridle paths with easy access to David Lloyd leisure centre as well as being a short distance from the town centre, Epsom railway station with frequent direct trains to London Waterloo, Victoria & London Bridge and Stamford Green primary school making this home ideally positioned. This property has five bedrooms with a potential sixth bedroom on the ground floor if needed or can be used as a handy home office or playroom.

The ground floor has a handy cloakroom W.C, a spacious lounge that leads nicely into the open plan kitchen / breakfast room with modern fully fitted island kitchen with skylight & rear bi-fold doors leading to a private garden with patio and laid to lawn. The first floor has three bedrooms with main bedroom offering an en-suite shower room and a further family bathroom with three piece suite. The top floor has two further bedrooms both with eaves storage and a shower room with three piece suite.

The home is double glazed & has gas central heating throughout and also comes with off street parking. Epsom High Street has a variety of shops including the Ashley Centre - a covered shopping centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts.

welcome to

Churchill Road, Epsom

- Manor Park Development
- Five Bedrooms
- Bathroom, Two Shower Rooms & Ground Floor W.C
- Potential Sixth Bedroom Or Study / Playroom
- Modern Open Plan Fitted Kitchen Breakfast Room

Tenure: Freehold EPC Rating: C

offers in the region of

£850,000



view this property online barnardmarcus.co.uk/Property/EPS109104



Property Ref:
EPS109104 - 0004

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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Please note the marker reflects the
postcode not the actual property