



Carters Road, EPSOM, KT17 4NE

welcome to

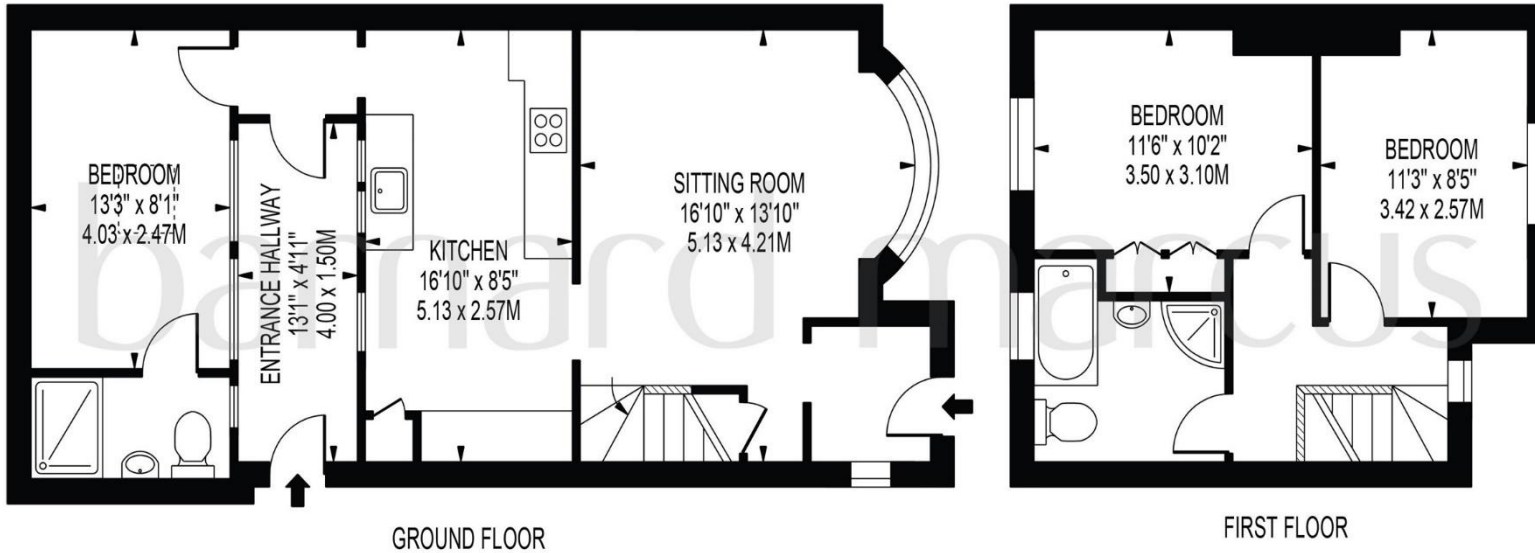
Carters Road, EPSOM

Barnard Marcus are delighted to welcome to the market this fantastic Victorian three bedroom semi-detached home in good decorative order with modern fitted kitchen, two bathrooms, off street parking & no onward chain.



CARTERS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 927 SQ FT - 86.11 SQ M



GROUND FLOOR

FIRST 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.

We are delighted to bring to the market this Victorian semi-detached cottage located in a very popular & sought after part of Epsom. The ground floor boasts an impressive lounge, open plan fitted kitchen with gas hob, & third bedroom with en-suite. The first floor consists of two double bedrooms and a high spec family bathroom. The home also boasts parking for two cars, separate garden and no onward chain.

Carters Road is a quiet private cul-de-sac close to Epsom town centre with a covered shopping centre & array of shops, restaurants and bars. Epsom train station offers frequent direct trains to London Waterloo, Victoria and London Bridge. The green spaces of Epsom Downs with access to open fields are a short walk away and accessed by a footpath just over the road. Perfect for dog walkers and hikers.

welcome to

Carters Road, EPSOM

- Victorian Cottage
- Semi-Detached
- Three Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen with Gas Hob

Tenure: Freehold EPC Rating: E

guide price

£475,000



view this property online barnardmarcus.co.uk/Property/EPS109263



Property Ref:
EPS109263 - 0005

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.



Please note the marker reflects the
postcode not the actual property



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



barnardmarcus.co.uk