



Upland Way, EPSOM, KT18 5ST

welcome to

Upland Way, EPSOM.

Barnard Marcus are absolutely delighted to be marketing this fantastic five bedroom end of terrace family home with off street parking, a tiered rear garden, two bathrooms & W.C, a stunning master bedroom with Juliet balcony overlooking the landscaped garden & modern kitchen & utility.



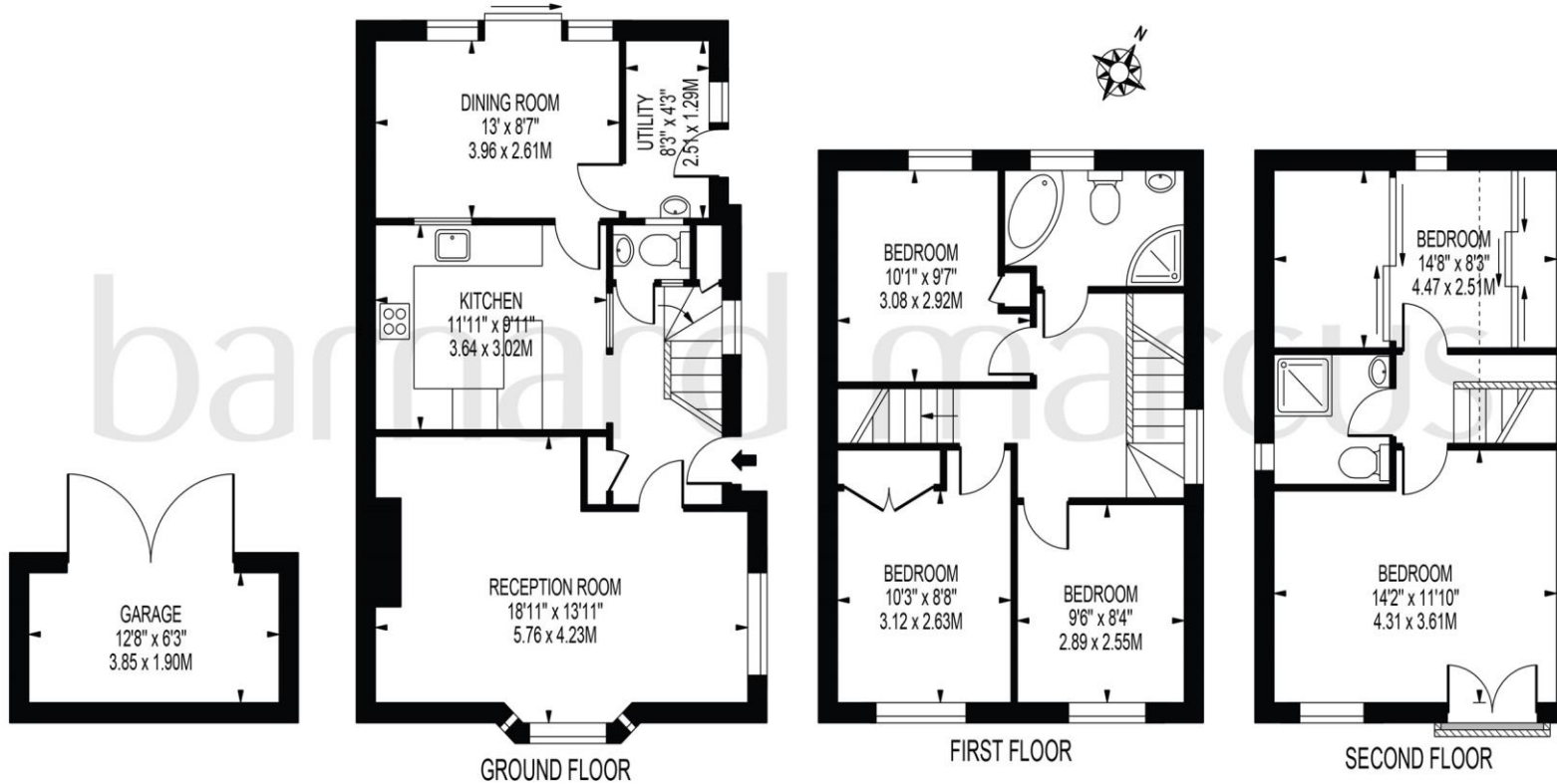
UPLAND WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1398 SQ FT - 129.91 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 52 SQ FT - 4.80 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 79 SQ FT - 7.32 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.

We are truly delighted to be marketing this fantastic five bedroom end of terrace home situated on a popular family road with plenty of off street parking and side access.

This home has been expertly extended by the current owners and sits over three floors.

The ground floor offers a spacious dual aspect living room, a modern fitted kitchen with gas hob and breakfast bar, separate utility room, w.c with basin and a rear extension with skylight and direct access via patio doors to the garden which is used as a dining room.

The first floor offers three bedrooms and a high spec family bathroom with four piece suite including Jacuzzi bath, stand up shower, toilet and basin.

The top floor offers two further bedrooms with the master offering a beautiful aspect from the Juliet balcony over the rear garden. There is also a shower room with three piece suite.

The home also has gas central heating with modern Worcester Bosch combi-boiler and is double glazed throughout. Completing this fantastic family home is a beautiful tiered rear garden featuring to laid to lawns, raised covered seating area featuring a Japanese style gazebo, children's play area & vegetable patch. Upland Way is an extremely popular residential road that is just a stone's throw from Shawley Way primary school and is in close proximity to Tattenham Corner railway station with frequent direct trains to London Bridge. There is also a handy parade of shops including a café, Co-Op, Library & newsagents.

welcome to

Upland Way, EPSOM

- Five Double Bedroom Family Home
- Plenty Of Off Street Parking
- Bathroom, Shower Room & Ground Floor W.C
- Modern Fitted Kitchen & Utility Room
- Private Rear Garden with Laid to Lawn & Covered Seating Area

Tenure: Freehold EPC Rating: C

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109260



Property Ref:
EPS109260 - 0008

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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