



**Downland Close, Epsom, KT18 5SQ**



**welcome to**

**Downland Close, Epsom**

Barnard Marcus are delighted to be marketing this simply stunning four bedroom semi-detached home that has been expertly renovated by the current owners and includes a self contained annex, four bathrooms, high spec kitchen & landscaped rear garden.

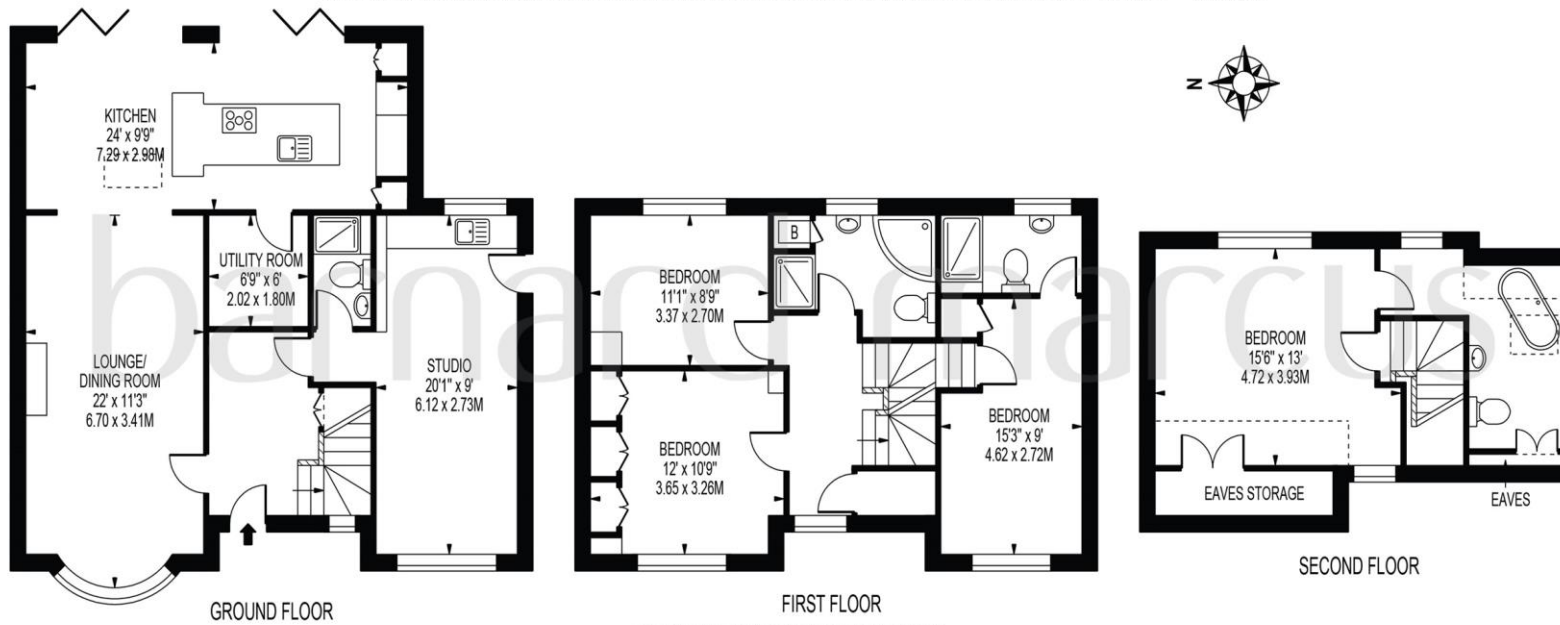


## DOWNLAND CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1792 SQ FT - 166.52 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 83 SQ FT - 7.73 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 excited to be marketing this truly stunning four bedroom semi detached family home. This impressive home is set across three floors and offers off street parking, and a fantastic rear garden with tiled seating area and laid to lawn.

The ground floor has a spacious living / dining with bay window and log burner leading to an impressive high spec island kitchen breakfast room with many integrated appliances and storage as well as bi-fold doors to the rear garden. The ground floor also offers a utility, ground floor shower room, and a self-contained annexe studio room.

The first floor has three generous sized double bedrooms the largest offering an en-suite shower room with three piece suite and there is a further family bathroom complete with enclosed shower, corner tub bath, toilet and basin.

The second floor has a very generous master bedroom with en-suite with free standing bath, toilet and basin.

This fantastic home is also just 0.2 miles from Tattenham Corner station with frequent direct trains to London Bridge and offers lots of handy shops, cafes and a library.

There is plenty of local school options within a mile radius too and excellent transport links and schools buses for secondary schools.

An Internal viewing is highly recommended.

welcome to

## Downland Close, Epsom

- Impressive Semi-Detached Family Home
- Four Bedrooms & Four Bathrooms
- Hi-Spec Open Plan Island Kitchen with Bi-Fold Doors to Rear Garden
- Off Street Parking
- Self-Contained Annexe

Tenure: Freehold EPC Rating: C

guide price

**£775,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109315](https://barnardmarcus.co.uk/Property/EPS109315)



Property Ref:  
EPS109315 - 0002

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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