



**Adelphi Road, Epsom, KT17 1JB**



**welcome to**

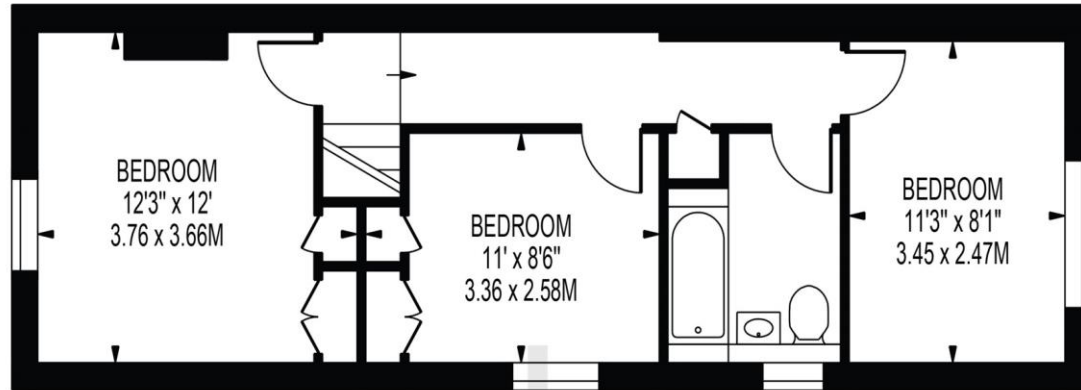
**Adelphi Road, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic refurbished three double bedroom late Victorian cottage situated in a popular cul-de-sac just a short walk to Epsom station & high street with private garden & residents parking & no onward chain

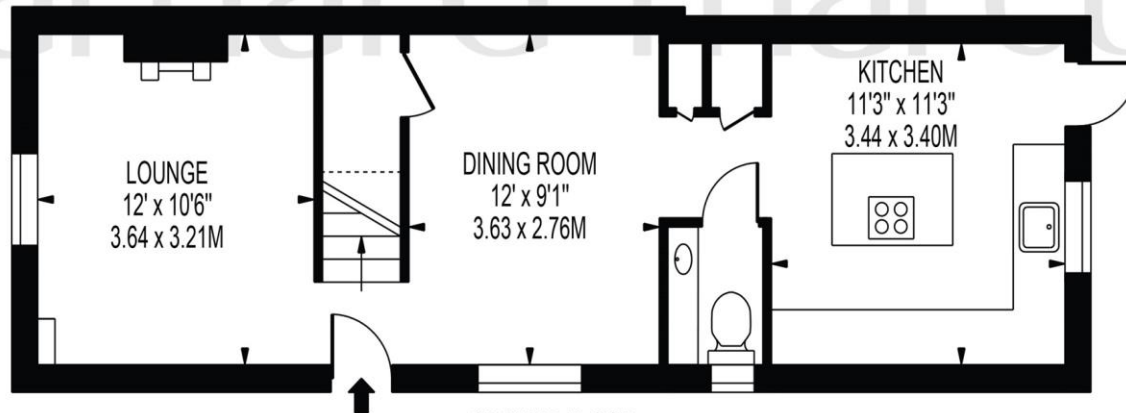


# ADELPHI ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 912 SQ FT - 84.74 SQ M



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.

This fantastic home is located at the head of a cul-de-sac in the heart of Epsom, this charming and unique semi-detached Victorian property originally a railway workers cottage is offered to the market having undergone substantial refurbishment and with no onward chain. The property is deceptively spacious with accommodation comprising lounge, dining room, kitchen/breakfast room, downstairs cloakroom, three well proportioned bedrooms and an upstairs bathroom with three piece suite. The property has gas central heating throughout and is fully double glazed. The home is completed by a private rear garden and there is residents parking via permit.

The property is situated just less than a quarter of a mile from Epsom station with frequent direct trains to London Waterloo, Victoria and London Bridge and Adelphi Road is just off the main high street that offers plenty of shops including a covered shopping centre, bars, eateries, gyms, two cinemas & a theatre.

An Internal Viewing is highly recommended.

welcome to

## Adelphi Road, Epsom

- Late Victorian Semi-Detached Cottage
- Three Double Bedrooms
- Modern Fitted Kitchen with Breakfast Bar
- Bathroom with Three Piece Suite
- Private Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109298](https://barnardmarcus.co.uk/Property/EPS109298)



Property Ref:  
EPS109298 - 0006

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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