



Aston Way, EPSOM, KT18 5LZ

welcome to

Aston Way, EPSOM

Barnard Marcus are delighted to be marketing this fantastic link detached family home is set within a highly desirable residential road to the South of Epsom town centre & within easy reach of Epsom mainline station, and the open spaces of The Downs & is being offered with NO FORWARD CHAIN



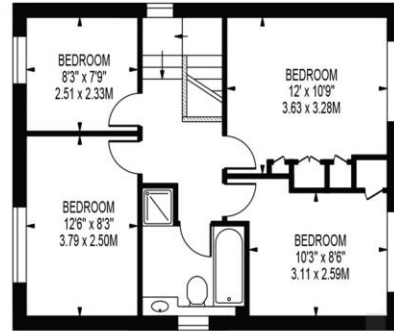
ASTON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1337 SQ FT - 124.22 SQ M

(EXCLUDING GARAGE, OFFICE & UTILITY ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 91 SQ FT - 8.48 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE & UTILITY ROOM: 155 SQ FT - 14.40 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 link detached family home offers a good sized level plot on the favoured south side of Epsom town centre, this impressive property has been home to the current owner for over two decades. The property is arranged over two floors the current accommodation extends to approx 1549 sq ft (including the integral garage) and would lend itself to being extended further if desired (STPP).

As you enter the front door you are welcomed into the spacious accommodation with a practical entrance hall, and a handy and ever requested downstairs WC.

The 20ft x 17ft living room is the real central point of the home and has double doors that lead to a patio area, outside cooking space and laid to lawn.

The kitchen has all the integrated appliances you would expect from a modern space and has a useful dining area which can accommodate a dining table and chairs. The ground floor is completed by two further receptions which could be used as office space, children's playroom or hobby room and there is a utility room that is accessed via the garden.

On the first floor there are four well-proportioned bedrooms and a spacious family bathroom with separate bath and shower.

The front of the house offers a well maintained front garden and has a garage and a driveway for off street parking.

welcome to

Aston Way, EPSOM

- Link Detached Family Home
- Four Bedrooms
- Highly Desirable Residential Road
- Integrated Garage & Off Street Parking
- Family Bathroom & Ground Floor W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£775,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108677



Property Ref:
EPS108677 - 0009

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.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



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



barnardmarcus.co.uk