



**Heathcote Road, Epsom, KT18 5DX**

**welcome to**

**Heathcote Road, Epsom**

Barnard Marcus are delighted to welcome to the market this stunning mid-terrace Victorian cottage situated in extremely popular part of Epsom within walking distance to the station & shops with off street parking & well-maintained private rear garden.

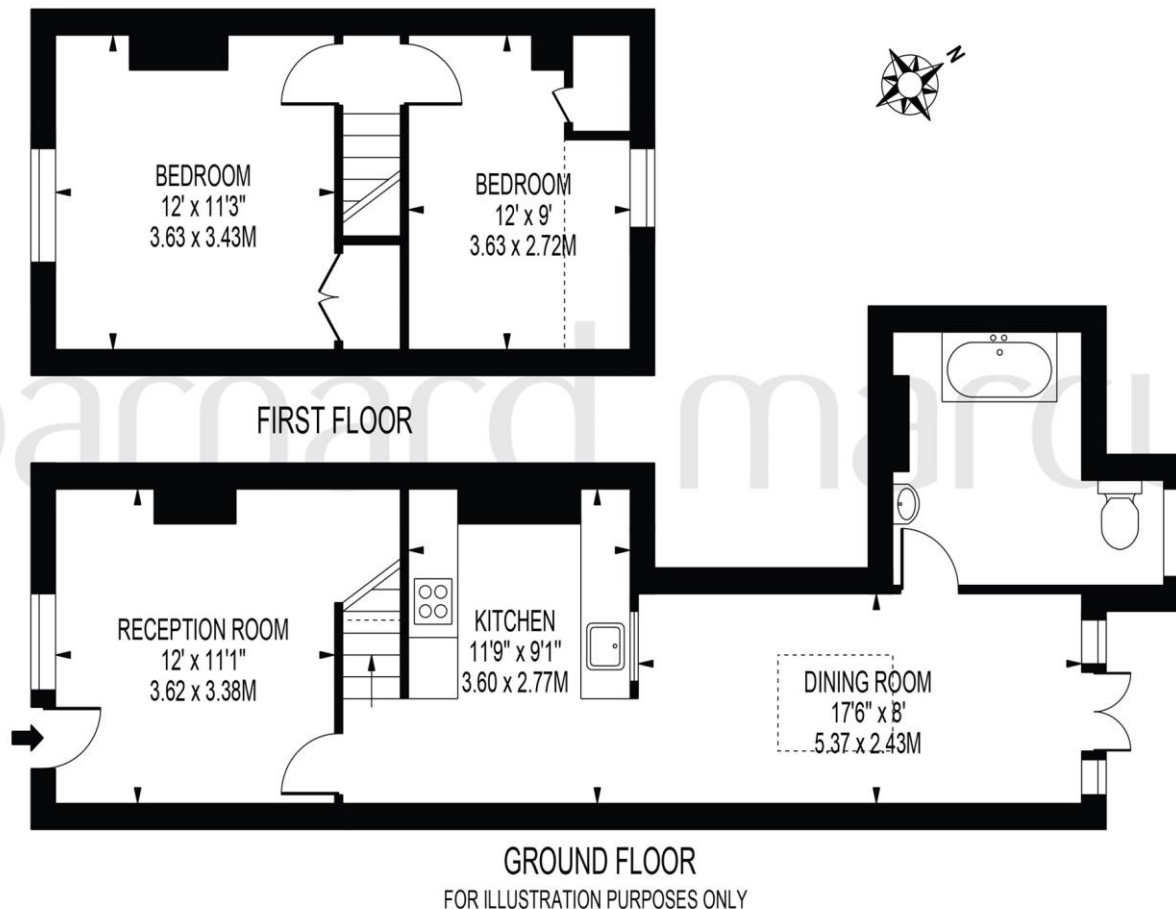


## HEATHCOTE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 772 SQ FT - 71.70 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 21 SQ FT - 1.92 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.

This beautifully presented two double bedroom Victorian mid-terrace cottage benefits from a block paved driveway for essential off street parking and a landscaped rear garden with patio seating area and laid to lawn. Located in a sought-after conservation area, moments from Rosebery Park.

On entering the house, the charming living room benefits from the original cast iron fireplace with modern surround and leads to a modern fitted kitchen & the well proportioned dining room with a stunning skylight feature flooding this area with an abundance of natural light and has direct doors to the private rear garden. The ground floor is completed by a stunning bathroom with three piece suite. To the first floor, there are two spacious and bright bedrooms, and loft storage overhead.

Epsom town centre and station are within easy reach at just 0.4m distance. Frequent rail links run from Epsom to Waterloo, Victoria and London Bridge in approximately 35/40 minutes. The bustling town centre has a range of high street favourite retail outlets, independent stores, leisure facilities, cinema and eateries. Many highly regarded schools are close by, both state and independent, including St Martins C of E Primary School, Kingswood House Prep School, Rosebery School for Girls, and Epsom College.

welcome to

## Heathcote Road, Epsom

- Located in a Sought After Conservation Area of Epsom
- 0.4 Miles to Epsom Town Centre & Station
- Victorian Mid Terrace Property
- Two Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

# £600,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109383](https://www.barnardmarcus.co.uk/Property/EPS109383)



Property Ref:  
EPS109383 - 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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