



**Marshalls Close, Epsom, KT19 8HZ**



**welcome to**

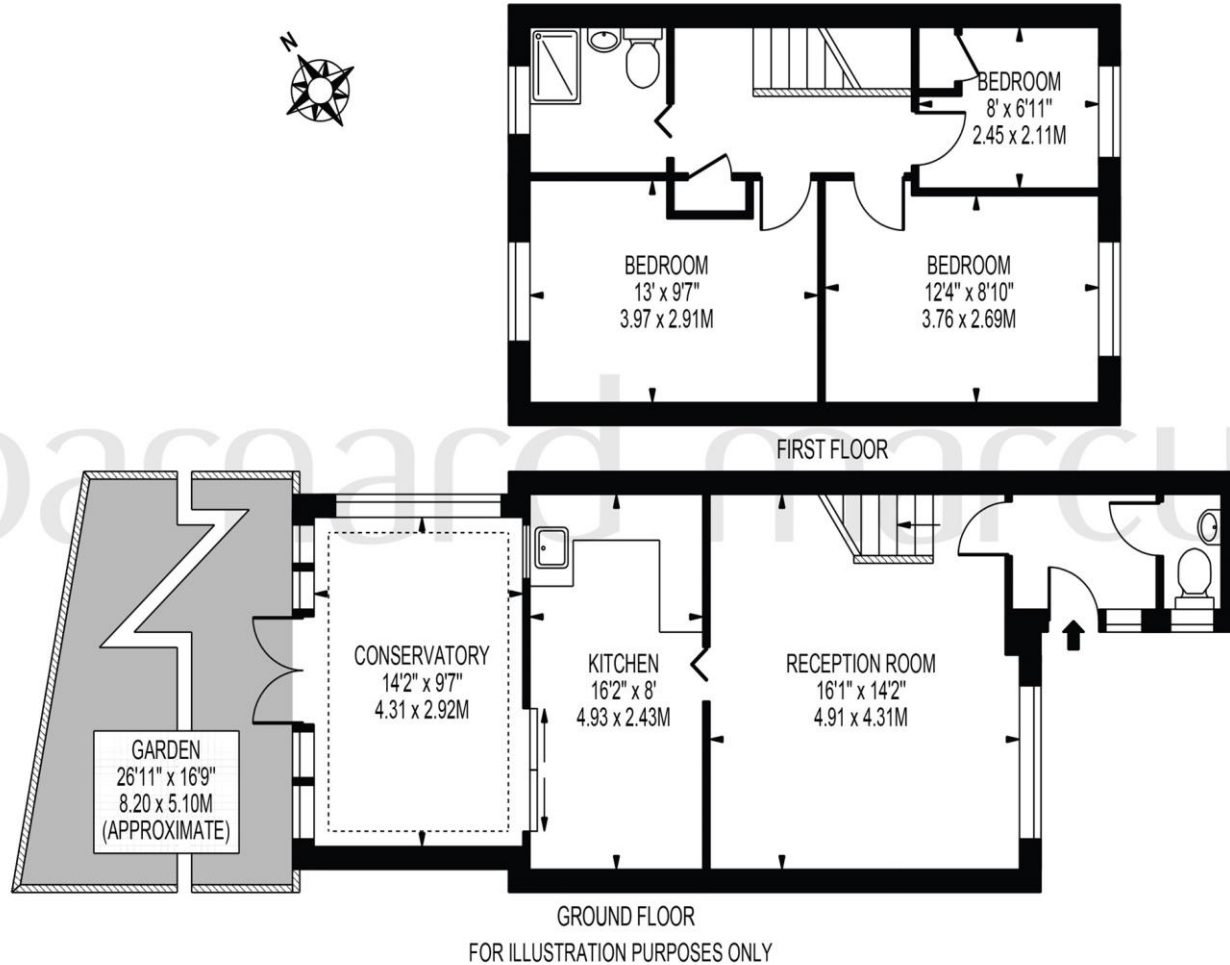
**Marshalls Close, Epsom**

Barnard Marcus are delighted to welcome to the market this three bedroom mid-terrace family home situated on a popular cul-de-sac within walking distance to Epsom Town Centre and Station and being offered with no onward chain.



# MARSHALLS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 958 SQ FT - 89.01 SQ M



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 three bedroom home is situated on a very popular cul-de-sac within an easy walk to Epsom town Centre and Epsom train station with frequent direct trains to London Waterloo, Victoria & London Bridge.

The property needs modernisation throughout but is offered in good structural condition and has a spacious lounge, fitted kitchen, family bathroom with three piece suite, three bedrooms and a private rear garden. The property also benefits from a garage in block. The property also benefits from easy access to the Stamford Green conservation area and nearby Court Park/recreation grounds.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

welcome to

## Marshalls Close, Epsom

- Mid-Terrace
- Three Bedrooms
- Fitted Kitchen
- Bathroom with Three Piece Suite
- Private Rear Garden

Tenure: Freehold EPC Rating: Exempt

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109413](https://barnardmarcus.co.uk/Property/EPS109413)



Property Ref:  
EPS109413 - 0004

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](mailto:Epsom@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**