



Sefton Road, Epsom, KT19 9HG

welcome to

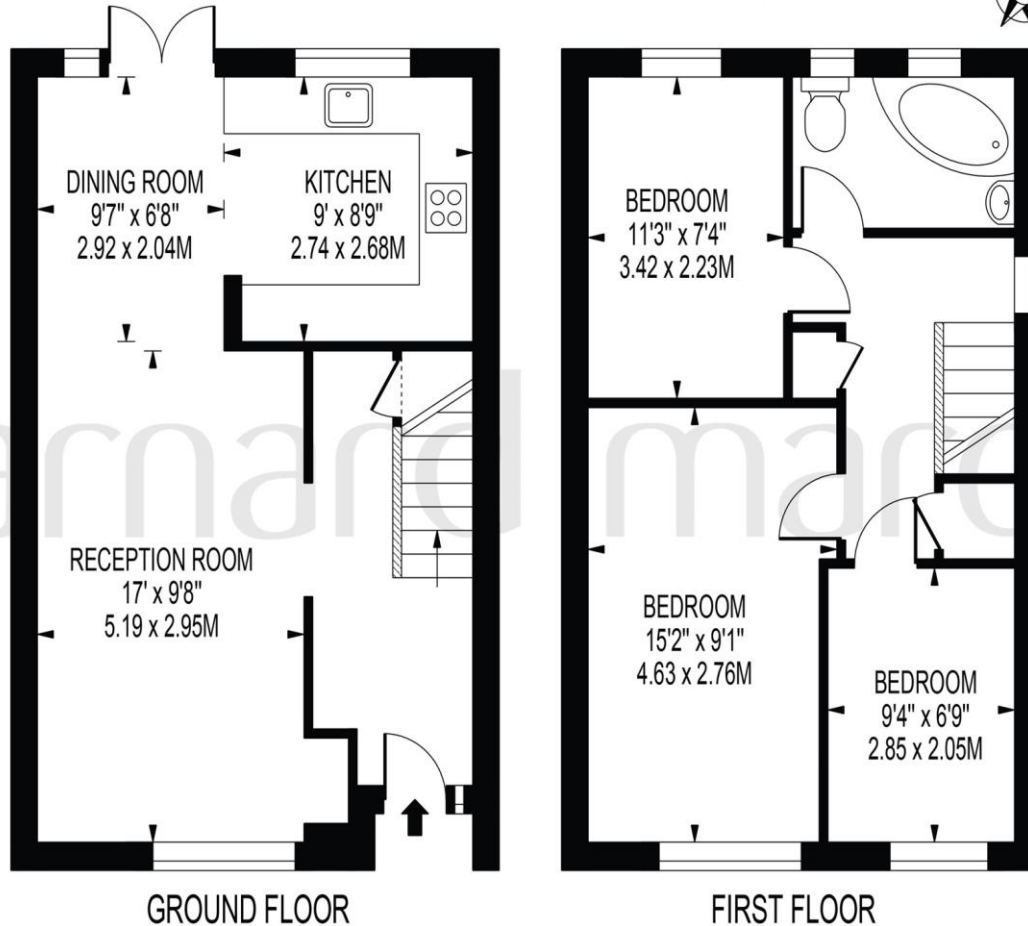
Sefton Road, Epsom

Barnard Marcus are delighted to bring to the market this three bedroom end of terrace family home offering a large driveway, well laid out rear garden and modern décor throughout. The property also has plenty of off street parking & is within walking distance to station, shops & schools.



SEFTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 836 SQ FT - 77.63 SQ M



GROUND FLOOR

FIRST 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.

Situated only 0.4 miles from Ewell West Station, a stones throw from local shops as well as being in close proximity to popular primary and secondary schools. With ample off street parking, side access and rear access to the property as well as potential to extend (STPP). Downstairs offers full open plan living with solid wood flooring, generous kitchen space and patio doors opening up onto the garden. Upstairs offers three well configured bedrooms, a contemporary bathroom, built in storage and loft space.

Sefton Road is positioned ideally for anyone who needs to commute, being only a short walk to Ewell West (Zone 6) which takes you to London Waterloo in 33 minutes via Wimbledon. Local bus routes are on your doorstep taking you into Epsom Town Centre or Kingston Upon Thames. Popular primary and secondary schools are only a short walking distance and Epsom Town Centre is under a mile away where you'll find a wide variety of shops available, many located in the Ashley Centre - a covered shopping centre. There are regular markets on Saturday and Thursday in the market place around the Clock Tower. Epsom Playhouse offers a wide range of entertainment, including films and concerts. There is also a wide variety of health clubs, multi-screen Odeon Cinema cafes, restaurants and pubs.

welcome to

Sefton Road, Epsom

- End Of Terrace
- Three Bedrooms
- Off Street Parking For Multiple Cars
- Low Maintenance Rear Garden
- Further Potential to Extend (STPP)

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109504



Property Ref:
EPS109504 - 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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