



Shawley Way, Epsom, KT18 5NZ

welcome to

Shawley Way, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic double fronted four bedroom detached family home situated in the heart of Epsom Downs just a short walk from Tattenham Corner shops & station

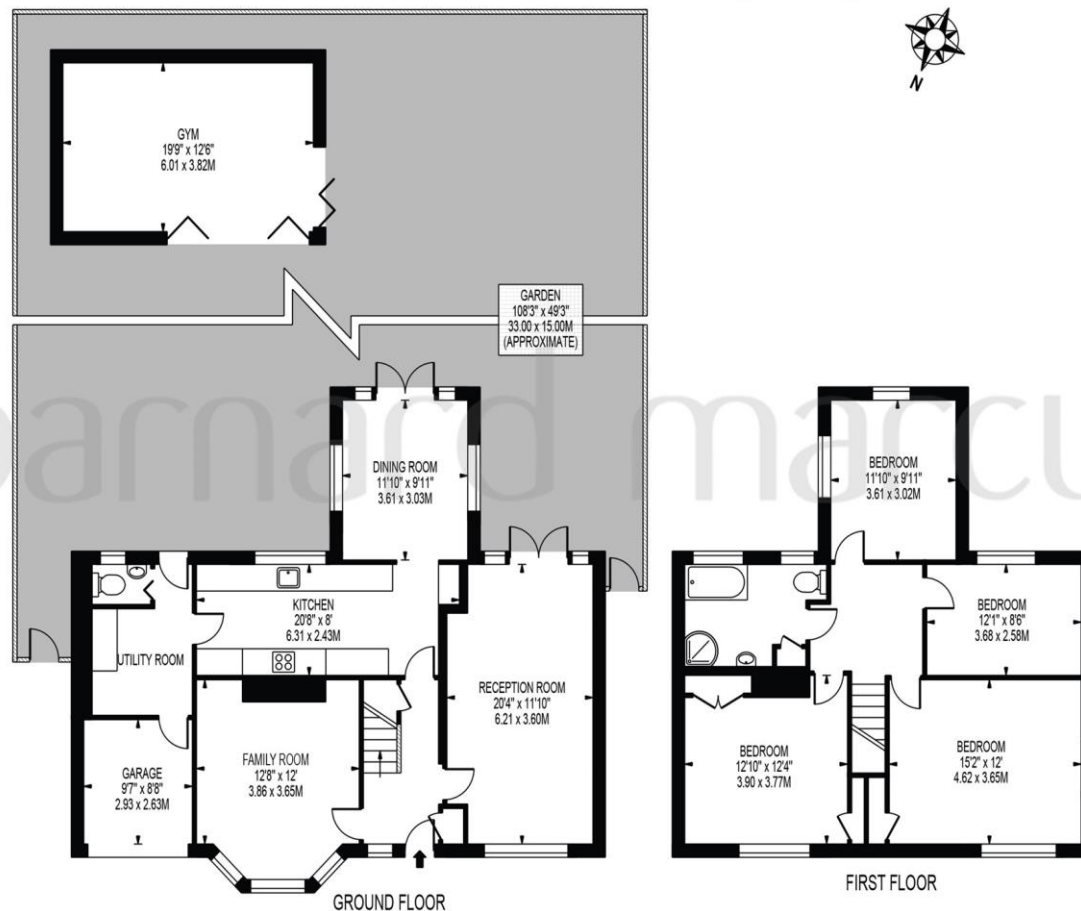


SHAWLEY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1639 SQ FT - 152.24 SQ M
(EXCLUDING GARAGE & GYM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 83 SQ FT - 7.71 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GYM: 247 SQ FT - 22.96 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.

Barnard Marcus are delighted to welcome this fantastic four bedroom detached family home to the market. The property lies on a popular road just a stones throw from the sprawling green hills of Epsom Downs and home to the world famous 'Epsom Derby' the property is also within walking distance of Tattenham Corner parade of shops and station with frequent direct trains to London Bridge.

The home is double fronted with a large drive and garage.

The ground floor features a very spacious reception room, separate triple aspect dining room over looking the rear garden, family room, modern fitted kitchen, separate utility room with integral door to the garage.

The first floor has four generous sized bedrooms and a family bathroom with four piece suite including bath, separate shower, toilet and basin. There is further loft storage overhead too.

The garden is mostly laid to lawn with a fully power outbuilding currently used as a gym by the current owners.

An internal viewing is highly recommend to truly appreciate the location, size and space.

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Shawley Way, Epsom

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen & Utility
- Approx 100ft Rear Garden with Gym

Tenure: Freehold EPC Rating: C

offers in excess of

£1,000,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109503



Property Ref:
EPS109503 - 0005

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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