



Treadwell Road, EPSOM, KT18 5JP

welcome to

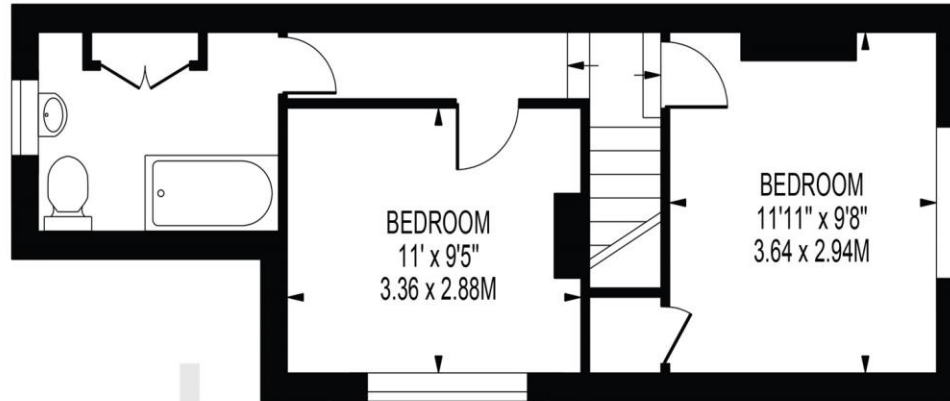
Treadwell Road, EPSOM

Barnard Marcus are delighted to welcome to the market this spacious two / three bedroom semi-detached home that lies on a popular road with bathroom with three piece suite, flexible accommodation across the ground floor & large mature rear garden

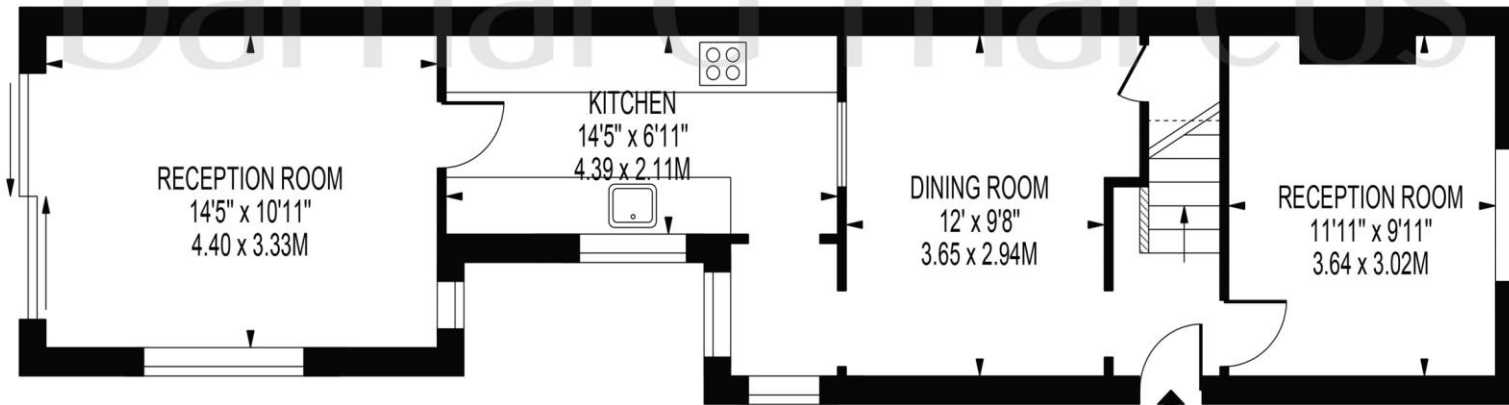


TREADWELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 910 SQ FT - 84.57 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.

Located in the highly sought after college area of Epsom, this two bedroom semi-detached home covers a generous 933 sq ft of living accommodation whilst also offering an outstanding school catchment as well as a convenient location to Epsom Town Centre/Epsom Rail Station and Epsom Downs making it the perfect family home.

The lower floor of this exciting property opens with three separate reception areas which given their overall size are incredibly versatile and could be converted in to a variety of different options. Adjoining the dining area is a galley kitchen that leads on to the airy living area. The lower floor is completed by a 72 ft approx rear south facing luscious garden that enjoys an abundance of sunlight throughout all hours of the day.

welcome to

Treadwell Road, EPSOM

- College Area of Epsom
- Semi Detached
- Two / Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen

- No Onward Chain
- Bathroom with Three Piece suite
- Mature Rear Garden

Tenure: Freehold EPC Rating: E

guide price

£560,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109600](https://www.barnardmarcus.co.uk/Property/EPS109600)



Property Ref:
EPS109600 - 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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