



**Albertine Close, Epsom, KT17 3NR**



**welcome to**

**Albertine Close, Epsom**

Barnard Marcus are delighted to welcome to the market this stunning five bedroom family home situated on a fantastic cul-de-sac just 0.4 miles to Epsom Downs station, with large driveway, tiered rear garden & no onward chain



## ALBERTINE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2542 SQ FT - 236.20 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 impressive family home is nestled in a peaceful cul-de-sac on the edge of the Epsom Downs. This well proportioned detached family residence spans nearly 2500 square feet and allows an abundance of light throughout its well laid out and flexible accommodation.

The home also lies just 0.4 miles from Epsom Downs station with frequent direct trains to London Bridge and there is a convenient bus route and local amenities within easy reach, and to the end of the road you will be greeted by the Lucious greenery of Nork Park. The property offers plenty of kerb appeal and on approach will find a large driveway with plenty of off street parking for multiple cars.

Upon entry, you will find a spacious hallway leading to four reception rooms that can be utilized in a variety of ways to suit your requirements. The dual-aspect lounge, benefits from patio doors opening onto the garden, with an adjoining dining room, also with patio access. Additionally, there are two further living areas, including a large family room and a versatile playroom or ideal home office. There is then a separate dual aspect fitted kitchen with gas hob, a utility and ground floor W.C.

To the first floor there is five double bedrooms, with the bedroom one and two featuring an ensuite bathroom with a walk-in shower and there is a further family bathroom with three piece suite. The rear garden, spans two levels offering a paved entertaining area and a laid to lawn bordered by mature foliage.

welcome to

## Albertine Close, Epsom

- Detached Family Home
- Five Bedrooms
- Three Bathrooms & Ground Floor W.C
- Four Reception Rooms
- Cul-de-Sac Location

Tenure: Freehold EPC Rating: C

offers over

**£1,000,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS108936](https://barnardmarcus.co.uk/Property/EPS108936)



Property Ref:  
EPS108936 - 0003

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)**