



barnard marcus

Long Grove Road, Epsom, KT19 8TE

welcome to

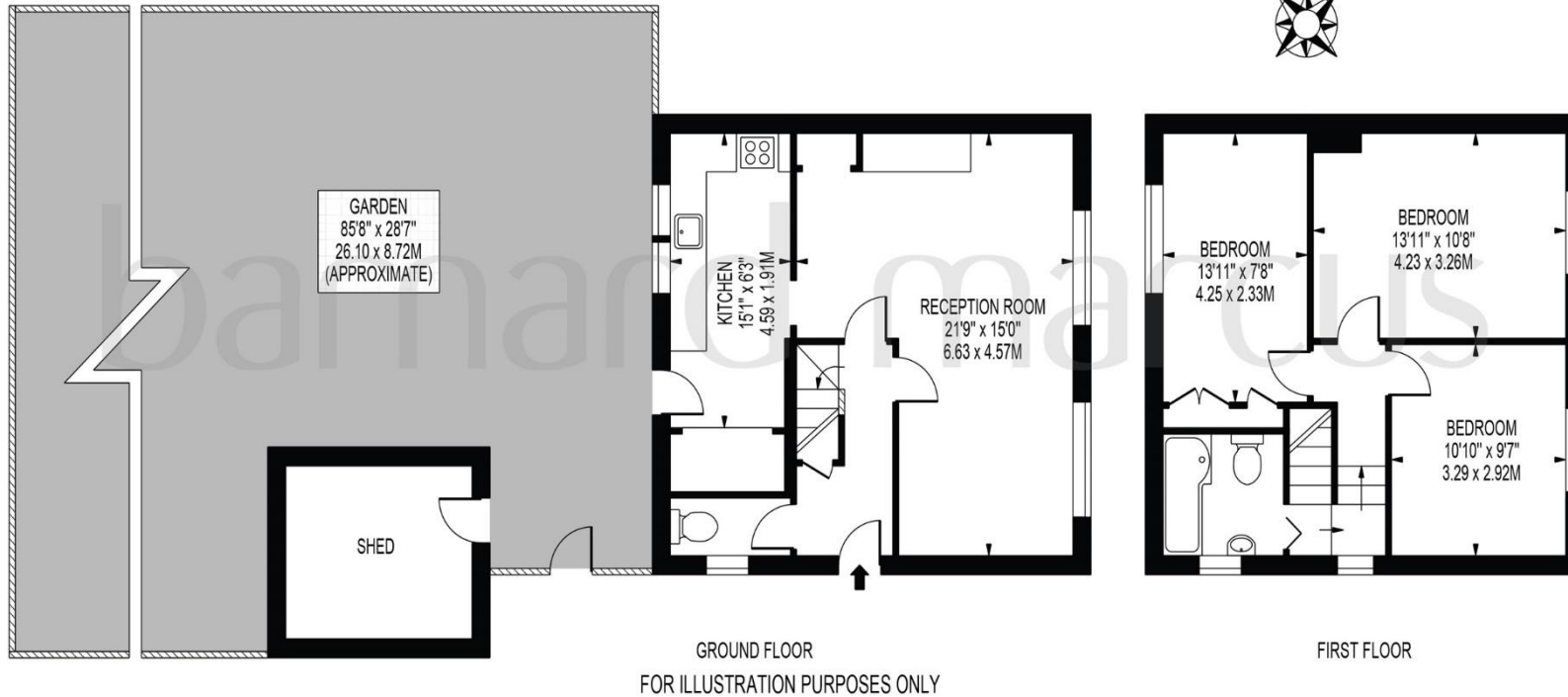
Long Grove Road, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom semi-detached family home with space for off street parking, private rear garden and under a mile to Epsom station, shops and numerous schools.



LONG GROVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 952 SQ FT - 88.44 SQ M
(EXCLUDING SHED)



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 family home lies on a popular road just 0.1 miles from Southfield Park Primary school and Epsom Primary and Nursery is just 0.3 miles away with the ever popular and Ofsted outstanding Stamford Green school 0.6 miles away. For secondary schools there is Glyn Boys School, Rosebery Girls and Blenheim all approx. within a mile radius too.

This semi-detached home has space on the driveway for parking with a pebbled front garden and a sizeable rear garden with small patio, mostly laid to lawn, two sheds & side access.

Inside the home lies across two floors with the ground floor offering a large L-shaped living / diner, a fitted galley kitchen with modern Worcester Bosch boiler benefitting from gas central heating throughout. The ground floor is completed by a handy W.C with basin. The first floor offers three very generous sized double bedrooms, and a family bathroom complete with three piece suite, there is also plenty of loft storage space overhead too.

This home also lies under a mile from two mainline stations with Ewell West being on Zone 6 with direct trains to London Waterloo and Epsom offers frequent direct trains to London Waterloo, Victoria and London Bridge.

Epsom High Street offers a variety of shops, including the Ashley Centre - a covered shopping centre, two Cinema's & Epsom Playhouse Theatre. The Rainbow Leisure Centre & David Lloyd Health Club feature pool & gym. There is also a wide variety of cafés, restaurants & pubs.

welcome to

Long Grove Road, Epsom

- Popular Family Road
- Semi-Detached
- Three Bedrooms
- Family Bathroom & Ground Floor W.C
- Large Private Rear Garden with Side Access

Tenure: Freehold EPC Rating: C

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109691



Property Ref:
EPS109691 - 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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