



**Norris Close, Epsom, KT19 8BF**



**welcome to**

## **Norris Close, Epsom**

Barnard Marcus are delighted to welcome to the market this stunning five bedroom family home set in the ever popular and highly requested Livingstone Park development. This home is impressive in size at over 2500sq ft and comes with off street parking, garage and private garden.

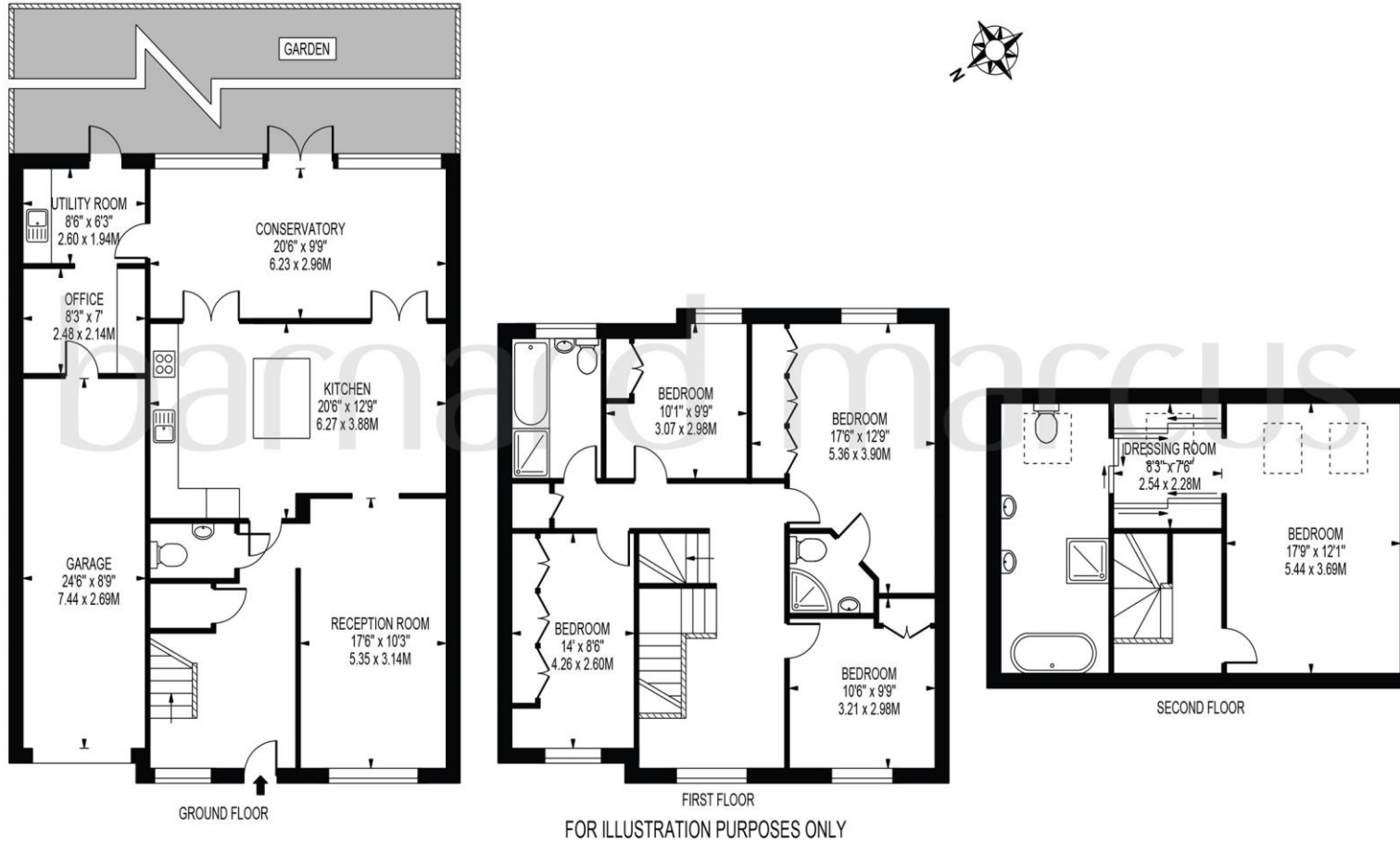


## NORRIS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2265 SQ FT - 210.45 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 215 SQ FT - 20.01 SQ M



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 home is set in the ever requested Livingstone Park development which lies approx. 0.8 miles from Epsom train station and town centre and 0.2 miles to Southfield Park Primary and 0.4 Miles to the Ofsted outstanding Stamford Green Primary School, for secondary schools Blenheim and Rosebery Girls school are also under a mile away.

The property itself is over 2500sq ft and has off street parking to the front with sizeable garage.

The home is spread across three floors of spacious and light filled accommodation. The ground floor boasts a welcoming entrance hall with WC, impressive lounge, study, utility room & stunning open plan kitchen diner with island & conservatory leading directly to the landscaped rear garden. The first floor comprises of an impressive landing, four bedrooms and two bathrooms (one en-suite). The final top floor boasts the master bedroom, with a walk in wardrobe & stunning en-suite with his and her wash basins, shower and freestanding bath.

Livingstone Park is a quiet and well regarded residential development, ideally located to Horton Golf Club and Horton Country Park as well as the David Lloyd health club.

The property is equally convenient for Epsom town centre, offering a wide range of facilities including shops, bars & restaurants, two cinemas & theatre. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge.

welcome to

## Norris Close, Epsom

- Sought After Livingstone Park Development
- Five Generous Sized Bedrooms
- Three Bathrooms & Ground Floor W.C
- Stunning Modern Island Kitchen with Separate Utility Room
- Over 2500 Sq Ft of Accommodation

Tenure: Freehold EPC Rating: C

offers in excess of

**£850,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109756](https://barnardmarcus.co.uk/Property/EPS109756)



Property Ref:  
EPS109756 - 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.



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)**