



Beech Way, Epsom, KT17 4NG

welcome to

Beech Way, Epsom

Barnard Marcus are delighted to welcome to the market this stunning and immaculately presented detached four double bedroom family home set on a popular cul-de-sac with off street parking, modern kitchen and bathrooms & private rear garden.

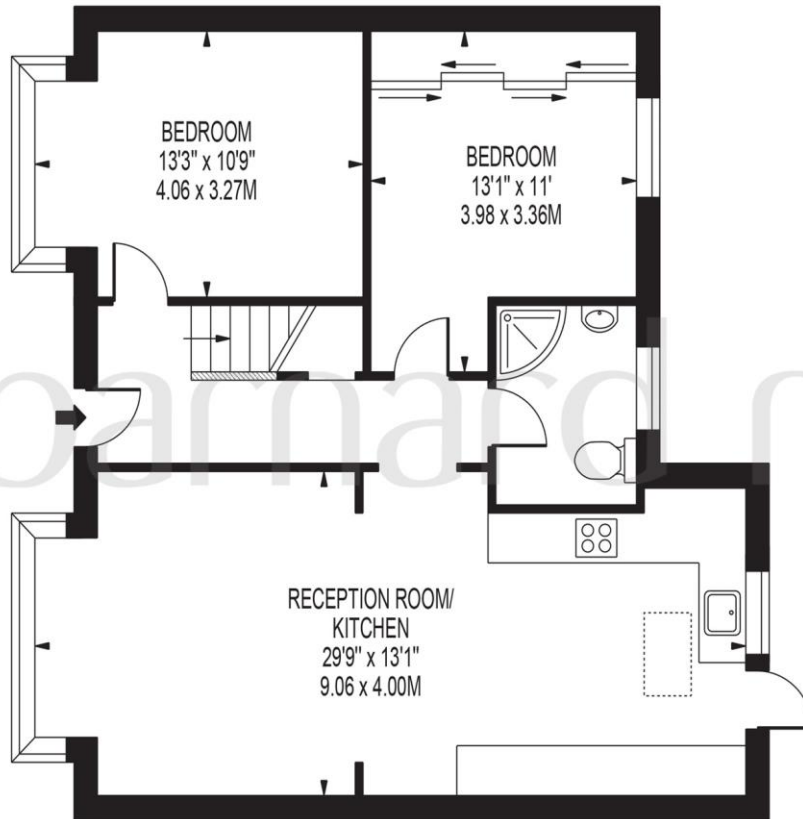


BEECH WAY

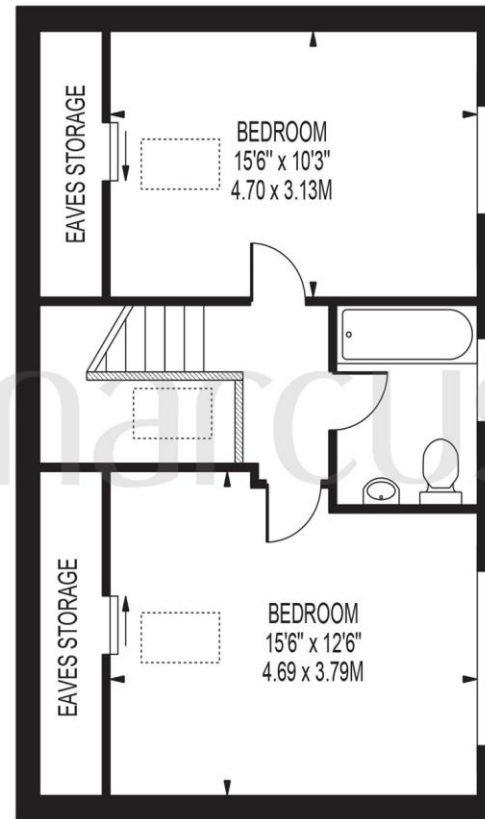
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1296 SQ FT - 120.42 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 62 SQ FT - 5.80 SQ M



GROUND FLOOR



FIRST 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.

This fantastic home lies on a popular cul-de-sac in between Epsom and Epsom Downs just 0.3 miles to Epsom College & less than a mile from the Ofsted outstanding Wallace Fields school. This fantastic detached property offers plenty of off street parking and a private tiered rear garden with seating area and laid to lawn with shed storage. The ground floor offers a welcoming hallway with two double bedrooms, a shower room with three piece suite, a very spacious and light filled living room leading to an open plan fitted kitchen with integrated appliances, skylight window and direct access to the rear garden. The first floor offers two further double bedrooms with eaves storage and a family bathroom with three piece suite. There is further storage throughout, gas central heating and is fully double glazed. The home has been significantly upgraded by the current owners and an internal viewing is highly recommended to truly appreciate this fantastic family home.

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Beech Way, Epsom

- Stunning Detached Chalet Bungalow
- Four Double Bedrooms
- Spacious Living Room
- Modern Kitchen with Fitted Appliances & Skylight
- Ground Floor Shower Room & First Floor Bathroom

- Plenty of Off Street Parking
- Private Tiered Rear Garden with Shed Storage
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

guide price

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109759



Property Ref:
EPS109759 - 0009

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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