



**Church Road, Epsom, KT17 4DN**



**welcome to**

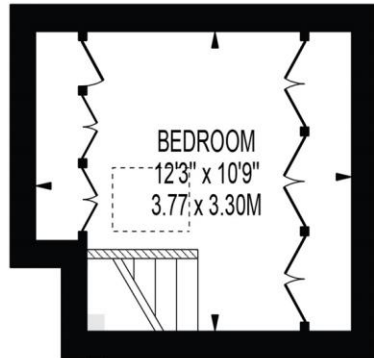
## **Church Road, Epsom**

Barnard Marcus are delighted to welcome to the market this three bedroom semi-detached period property set in the sought after college area of Epsom with landscaped rear garden and within walking distance to shops, station, parks & schools.

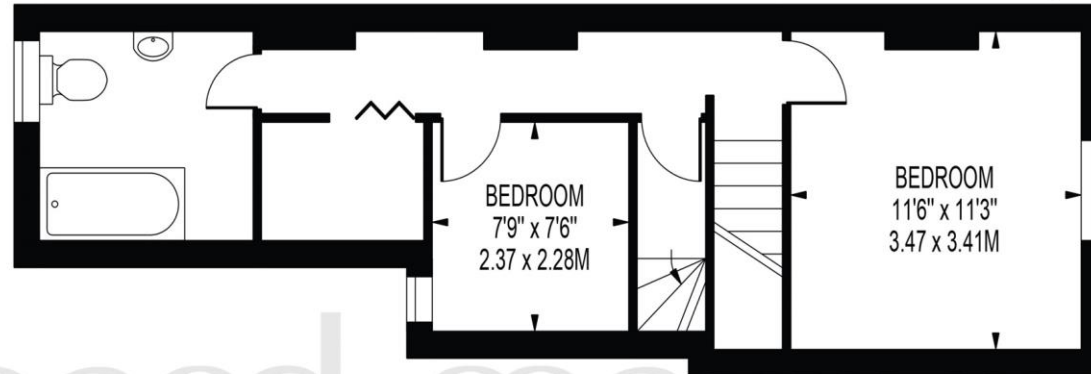


# CHURCH ROAD

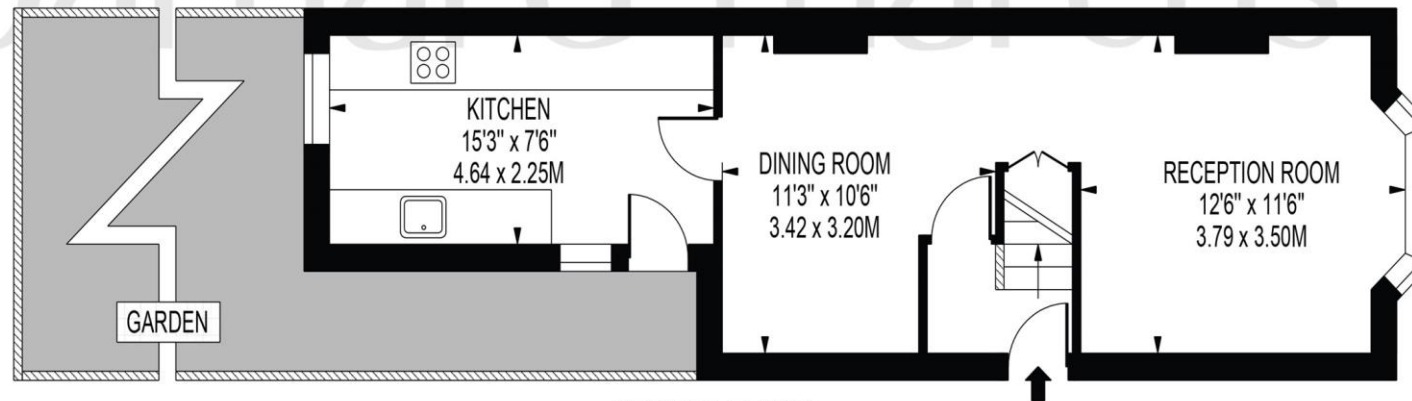
APPROXIMATE GROSS INTERNAL FLOOR AREA: 926 SQ FT - 85.99 SQ M



SECOND FLOOR



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.

This fantastic family home lies in the college area of Epsom just 0.6 miles from Epsom mainline station with frequent direct trains to London Waterloo, Victoria and London Bridge. This superb three bedroom, two reception room character home has been tastefully and sympathetically upgraded by the current owners whilst retaining many period features throughout such as the high ceilings, sash windows and feature fireplaces. The property also boasts a first floor family bathroom with three piece suite, a fitted kitchen with range oven and gas hobs, generous storage and landscaped rear garden with rear patio seating area. Epsom town centre is also within walking distance offering plenty of shops, bars, eateries, two cinema's, a theatre, and a number of picturesque parks. For further leisure activity there are a host of gyms, David Lloyd Health club, Rainbow leisure centre, golf clubs and Epsom Downs racecourse home of the world famous 'Epsom Derby' An internal viewing is highly recommended.

**welcome to**

## **Church Road, Epsom**

- Sought After College Area of Epsom
- Semi-Detached Period Property
- Three Bedrooms
- Two Receptions
- Feature Fireplaces & Sash Windows

Tenure: Freehold EPC Rating: E

offers over

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109778](https://barnardmarcus.co.uk/Property/EPS109778)



Property Ref:  
EPS109778 - 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.



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