



Upper High Street, Epsom, KT17 4RA

welcome to

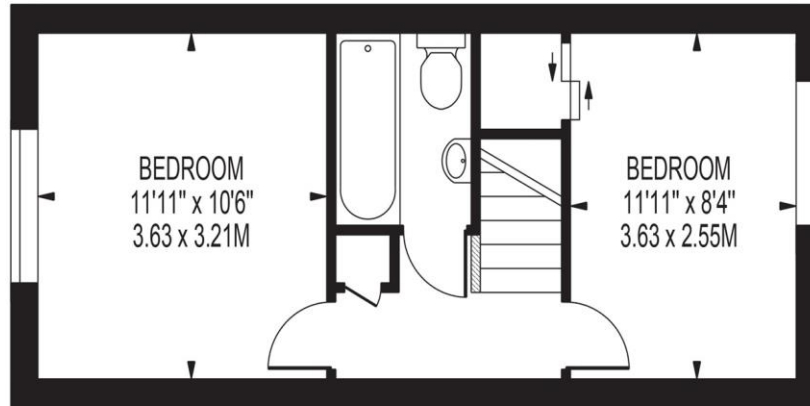
Upper High Street, Epsom

Barnard Marcus are delighted to welcome to the market this immaculately presented two double bedroom mid terrace freehold home situated in an ideal position at the top of Epsom High Street within walking distance to station & shops, with garage, parking & private rear garden.

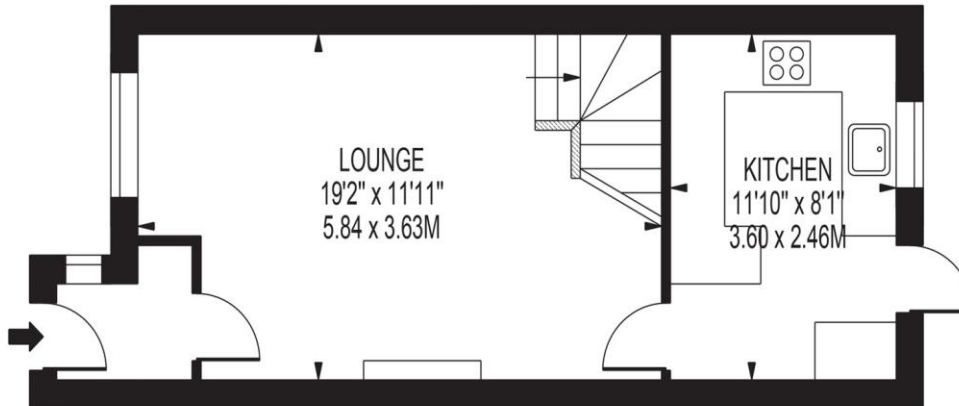


UPPER HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 661 SQ FT - 61.38 SQ M



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.

Set back from the road in a popular development is this two double bedroom mid-terrace home. The property lies at the top of Epsom High-Street just a short walk to the shops, including a covered shopping centre and the High-street also offers plenty of bars, restaurants & eateries as well as Epsom trains station with frequent direct trains to London Waterloo, Victoria and London Bridge. The home itself offers a handy porch with fitted coat and shoe storage and the living / diner is bright and spacious and leads to a modern fitted kitchen with gas oven, Quartz worktops and offers direct access to a private landscaped garden with rear gate leading to the garage en-bloc and an allocated parking bay. The first floor offers two generous sized double bedrooms and is completed by a bathroom with three-piece suite. The home also offers loft storage, gas central heating throughout and is fully double glazed. An internal viewing is highly recommended to truly appreciate the presentation and excellent location. Epsom also offers plenty of leisure activities with two cinema's, a theatre, a huge variety of gyms, golf course, cycle and bridle paths, plenty of parks, the Rainbow leisure centre with pool and a David Lloyd health club.

welcome to

Upper High Street, Epsom

- Mid-Terrace
- Two Double Bedrooms
- Modern Fitted Kitchen
- Bathroom with Three Piece Suite
- Private Rear Garden with Back Access

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109910



Property Ref:
EPS109910 - 0010

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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