



barnard marcus

Bridle Road, Epsom, KT17 4EP

welcome to

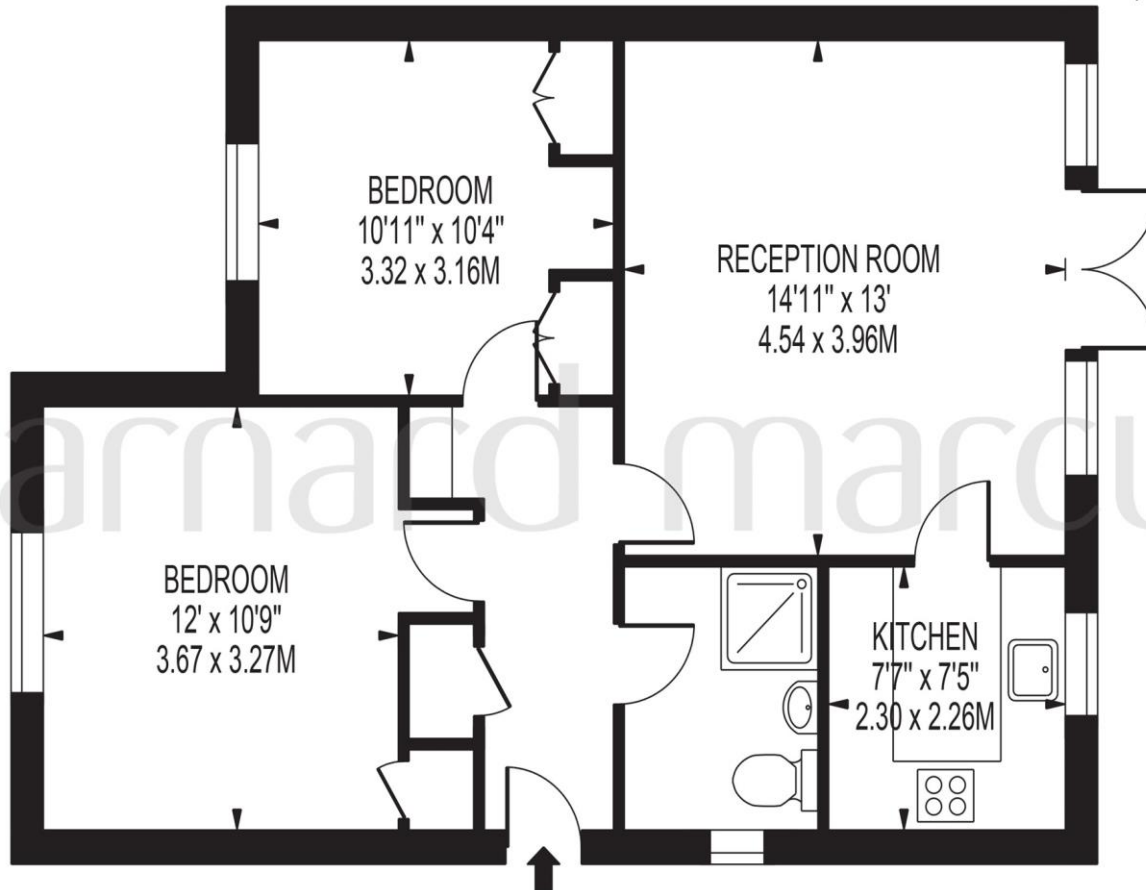
Bridle Road, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom semi-detached bungalow situated in the college area of Epsom with front & rear garden, allocated parking bay & no onward chain.



BRIDLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 637 SQ FT - 59.15 SQ M



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 semi-detached bungalow is on Bridle Road which is located just off Albert Road in the heart of Epsom's popular 'College Area' within easy reach of Epsom town centre and train station (which offers direct access to London Waterloo, Victoria & London Bridge) so extremely convenient for all the shops, bars and restaurants that the area has to offer. The open spaces of Epsom Downs, Alexandra Park and Rosebery Park are within easy reach too.

The home itself offers a grassed front garden with path leading to the front door with a welcoming hallway leading to a spacious living room with direct access to a private rear garden with patio, laid to lawn, shed and side access gate. The home also offers two generous sized double bedrooms, a shower room with three piece suite, and a modern fitted kitchen with electric hob and extractor. The home is fully double glazed and has gas central heating throughout.

The property also benefits from an allocated parking bay and comes with no forward chain.

An internal viewing is highly recommended.

welcome to Bridle Road, Epsom

- NO CHAIN
- Semi-Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen
- Shower Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

guide price
£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS107942



Property Ref:
EPS107942 - 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.

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