



**Laburnum Villas, Laburnum Road, Epsom, KT18 5DE**



**welcome to**

**Laburnum Villas, Laburnum Road, Epsom**

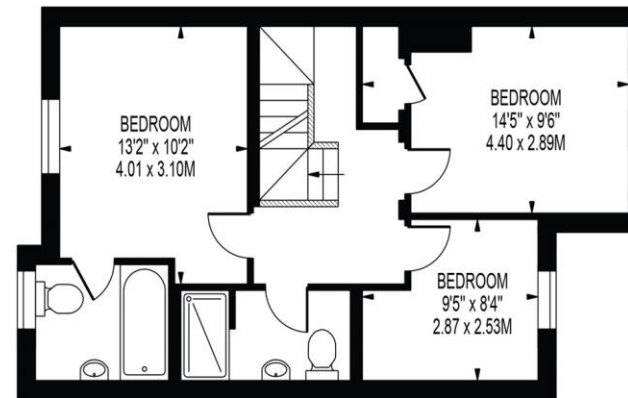
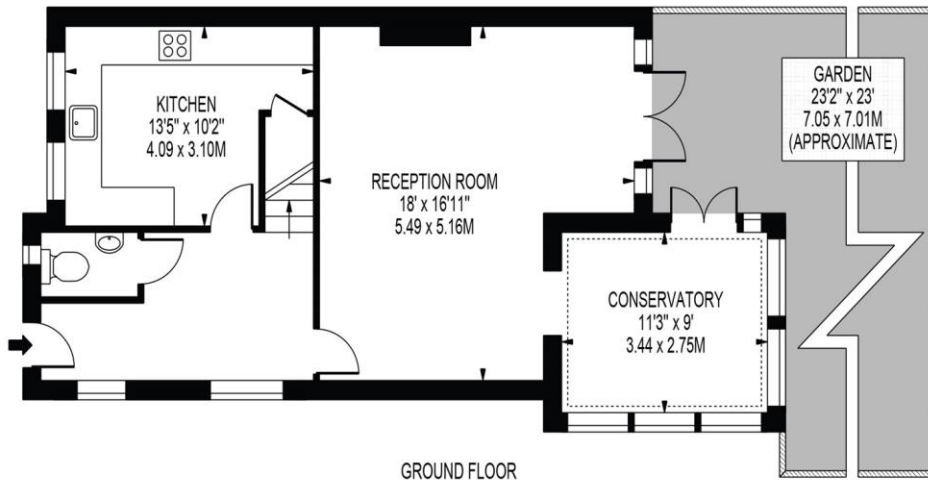
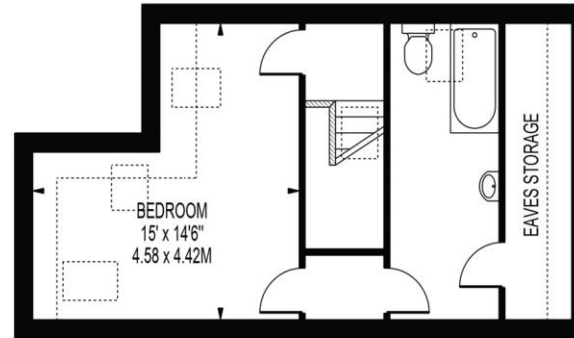
Barnard Marcus are delighted to welcome to the market this fantastic four bedroom semi-detached property set on an extremely popular part of Epsom within moments of Epsom town centre and station with off street parking.



## LABURNUM VILLAS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1557 SQ FT - 144.64 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT & EAVES STORAGE: 93 SQ FT - 8.68 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 home is situated in Epsom just moments from Epsom high street and Epsom train station with frequent direct trains to London Waterloo, Victoria & London Bridge.

The property is a sizeable semi-detached family home with loads of kerb appeal and driveway at the front.

The ground floor offers a sizeable lounge and conservatory with direct access to a rear courtyard garden that wraps around the home with side access to the property. The ground floor is completed by a fitted kitchen.

The first floor offers three generous bedrooms with family bathroom with three piece suite and an en-suite to the largest of the four bedrooms.

The Second floor has an additional large bedroom and separate family bathroom.

With Epsom Town centre just moments away you can fully take advantage of all there is to offer with plenty of high street shops and a covered shopping centre, plenty of bars and eateries, two cinema's, a theatre and a host of gyms.

There is also a leisure centre, David Lloyd health club, bridle paths, cycle routes and many local golf & tennis clubs to enjoy too.

**welcome to**

## **Laburnum Villas, Laburnum Road, Epsom**

- Semi-Detached Family Home
- Four Bedrooms
- Generous Reception Room & Conservatory
- Two Family Bathrooms & En-Suite
- Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: F

fixed price

**£950,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109919](https://barnardmarcus.co.uk/Property/EPS109919)



Property Ref:

EPS109919 - 0005

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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