



Ferriers Way, Epsom, KT18 5TJ

welcome to

Ferriers Way, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom semi detached family home, set on a popular road with impressive driveway & garage, private rear garden with fully powered summerhouse & is modern & well presented throughout.

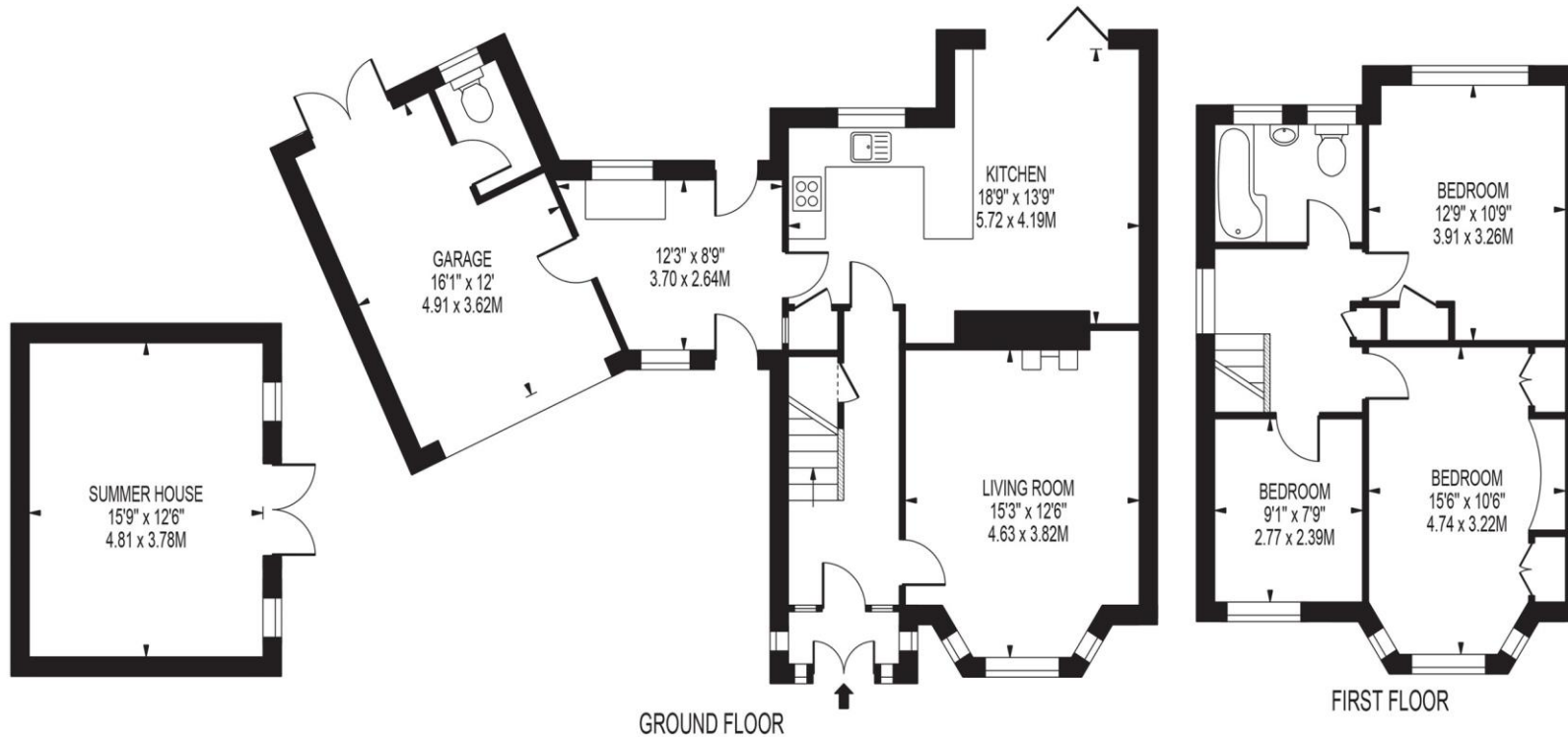


FERRIERS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1099 SQ FT - 102.08 SQ M
(EXCLUDING GARAGE & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 191 SQ FT - 17.77 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 196 SQ FT - 18.18 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

FIRST FLOOR

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 attractive & spacious three bedroom semi-detached property is situated within this popular road close to Epsom Downs. The home is well presented throughout and an internal viewing will be highly recommended.

The accommodation comprises: Entrance hall, a spacious sitting room with fireplace, large modern fitted kitchen / breakfast room with many integrated appliances, breakfast bar and bi-fold doors to the rear garden and is also adjoined by a useful utility room with garage with integral door with a W.C.

The first floor has offers the principle bedroom with fitted wardrobes, two further good size bedrooms and fitted family bathroom with three piece suite. The home also benefits from being fully double glazed and has gas central heating throughout.

The home also offers a spacious driveway for numerous cars and a large private rear garden that is mostly laid to lawn with a fantastic fully powered summerhouse. There is further potential to extend (STPP)

Ferriers Way is situated between Tadworth and Tattenham Corner villages, both have excellent local shops, restaurants, supermarkets and train stations with a direct line to London Bridge. There are also many well regarded schools within easy reach as well as the world renowned Epsom Down Racecourse home of 'The Derby'

welcome to

Ferriers Way, Epsom

- Semi-Detached Family Home
- Three Bedrooms
- Stunning Open Plan Kitchen Breakfast Room with Bi-Fold Doors
- Utility Room
- Family Bathroom & Ground Floor W.C

- Large Driveway & Garage
- Private Rear Garden & Fully Powered Summerhouse
- Further Potential To Extend (STPP)

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

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109807



Property Ref:
EPS109807 - 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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