



Tattenham Grove, Epsom, KT18 5QT

welcome to

Tattenham Grove, Epsom

Barnard Marcus are pleased to present to the market this exceptionally well-maintained three-bedroom detached family residence. Boasting impeccable condition throughout, this property offers an impressive array of features including private off-street parking, garage & landscaped rear garden.



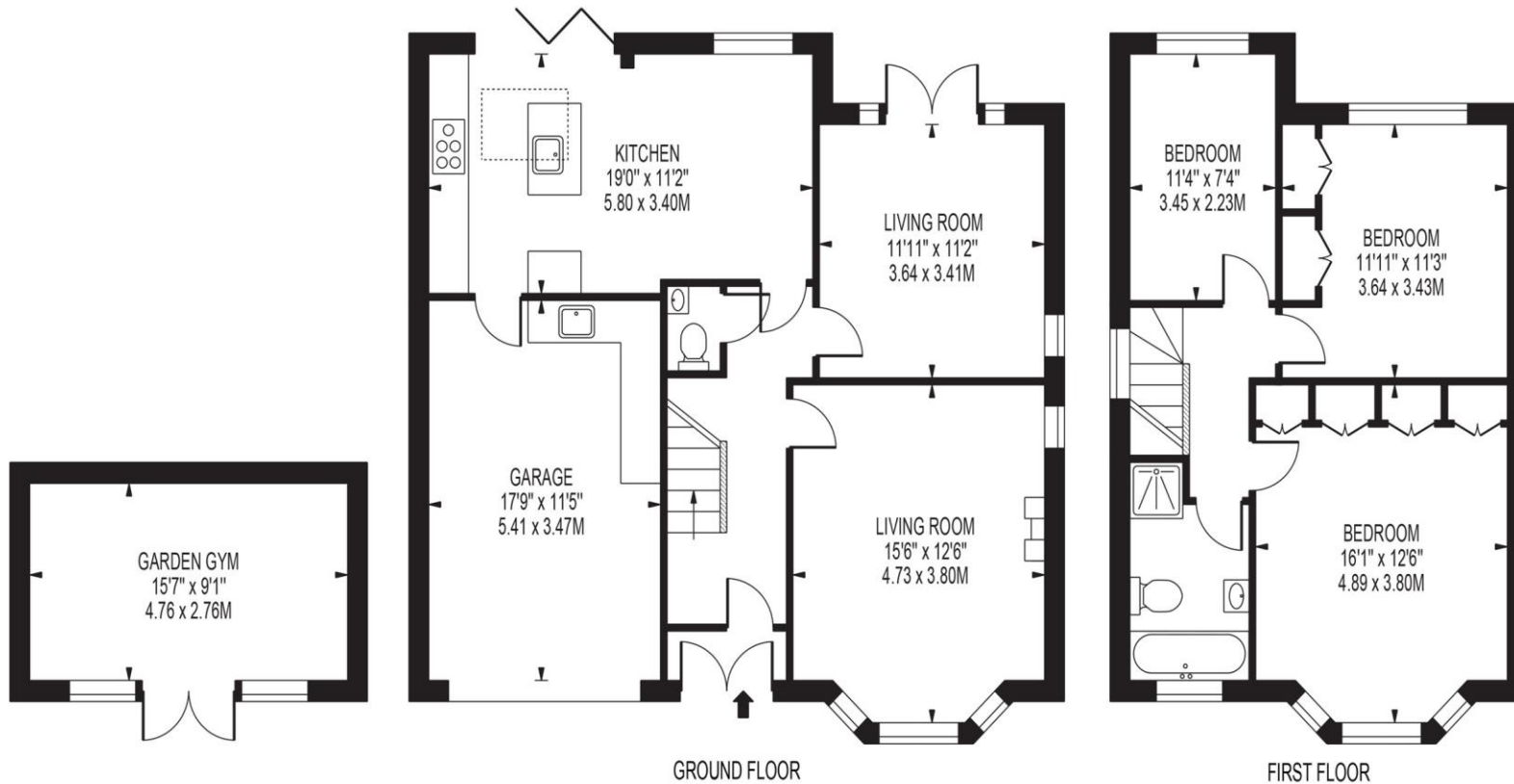
TATTENHAM GROVE, TADWORTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1174 SQ FT - 109.07 SQ M

(EXCLUDING GARAGE & GARDEN GYM)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 202 SQ FT - 18.77 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARDEN GYM: 141 SQ FT - 13.14 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.

Barnard Marcus are proud to present to the market this immaculately maintained three-bedroom detached family home**, positioned in a highly sought-after residential area and offered in excellent condition throughout.

This exceptional property has been thoughtfully designed to combine elegance with practicality, and comprises:

- Three well-proportioned bedrooms, each offering ample natural light
- Two tastefully appointed reception rooms, ideal for both formal gatherings and everyday family living
- A contemporary island kitchen featuring high-quality integrated appliances and sophisticated finishes
- Expansive bi-folding doors that provide seamless access to the landscaped rear garden
- A luxurious four-piece family bathroom suite, including a bathtub, separate shower, washbasin, and WC
- A beautifully landscaped rear garden offering mature borders and versatile seating areas
- A detached outbuilding currently utilised as a gym, with potential for use as a studio or home office
- Private off-street parking and a secure garage
- Conveniently located within walking distance to local shops and a train station, offering excellent transport connectivity

This fine residence presents a rare opportunity to acquire a turnkey home that embodies both timeless style and modern convenience, ideal for discerning purchasers seeking comfort and accessibility.

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Tattenham Grove, Epsom

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Island Kitchen with Bi-Fold Doors to Rear Garden
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: F

- Stunning Landscaped Rear Garden with Fully Powered Outbuilding
- Walking Distance to Shops & Station

guide price

£815,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS107832



Property Ref:
EPS107832 - 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



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