



Portland Place, Epsom, KT17 1DL

welcome to

Portland Place, Epsom

Barnard Marcus are delighted to be able to offer this fantastic two double bedroom bungalow to the market, that comes with off street parking & garage, private rear garden and is within walking distance to Epsom High Street & station

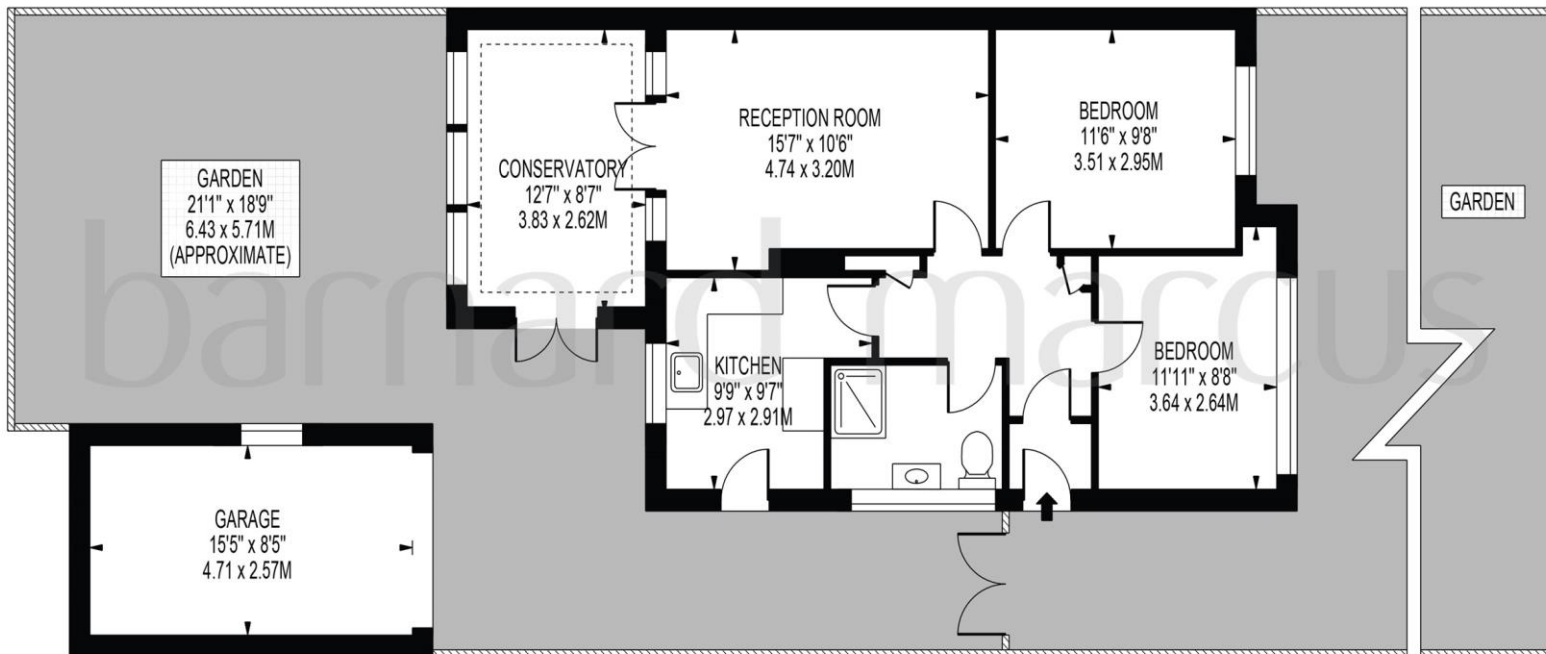


PORTLAND PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.47 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 130 SQ FT - 12.10 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 charming semi-detached bungalow is nestled in a central and highly accessible location, with convenient access by foot to the expansive greenery of Alexandra Park, as well as Epsom High-Street & with plenty of bus routes along the way. Complemented by its private, low-maintenance courtyard, this property is an ideal choice for those seeking a perfect small-town centre residence. Positioned within the catchment area of esteemed local schools and within walking distance to the High Street and Epsom mainline station with frequent direct trains to London Waterloo, Victoria & London Bridge.

The home features two double bedrooms and a spacious approx. 16ft living room leading to a bright conservatory, offering a delightful view of the south-westerly facing courtyard garden.

The property also includes a fitted kitchen with direct garden access and a modern shower room. Additional amenities comprise gated off-street parking and a garage featuring electric doors.

With its well-balanced layout, this bungalow caters to a variety of buyers, including first-time buyers, young families, and downsizers, thanks to its excellent location and adaptable accommodation. Situated on a sought-after road, the property offers convenient access to the high street and railway station, with Rainbow leisure centre and gym, Sainsbury's, several pubs, and easy road links to the A24, A3, and A217, as well as regular bus services, all within close proximity.

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Portland Place, Epsom

- Semi-Detached Bungalow
- Two Double Bedrooms
- Separate Fitted Kitchen
- Shower Room
- Spacious Living Room & Conservatory
- Off Street Parking
- Single Garage
- Private Rear Patio Garden

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

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108935



Property Ref:
EPS108935 - 0002

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.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



barnardmarcus.co.uk