



The Greenway, EPSOM, KT18 7HZ

welcome to

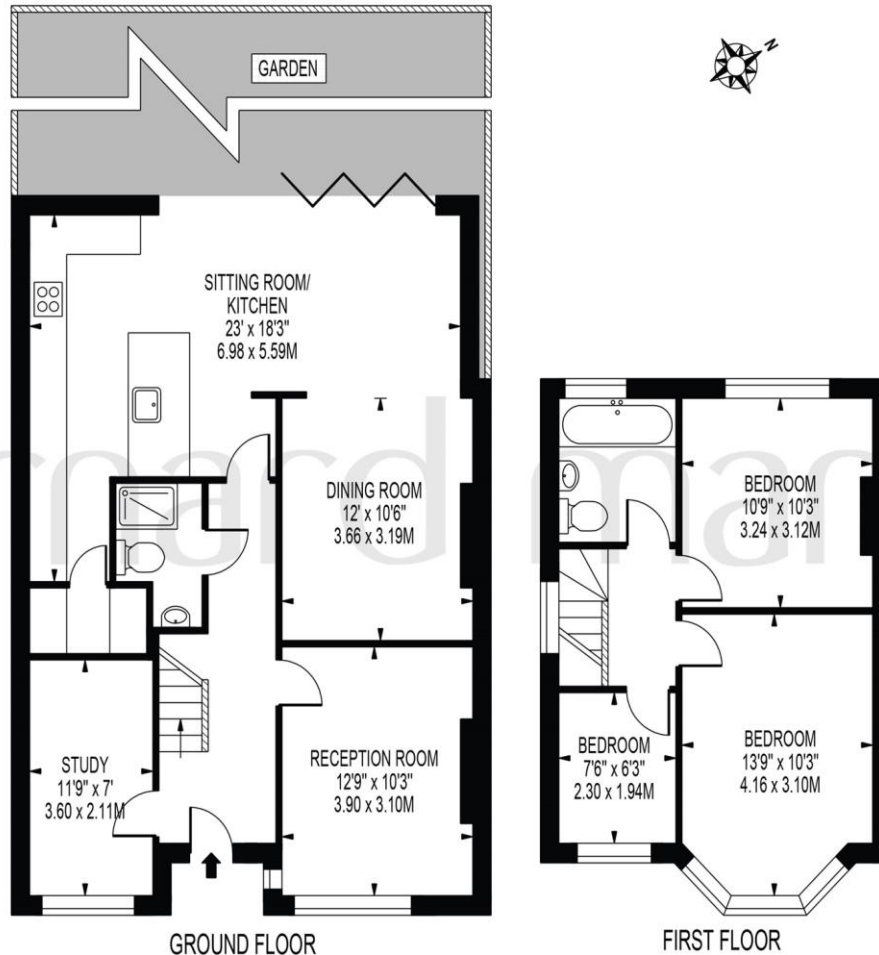
The Greenway, EPSOM

Barnard Marcus are delighted to welcome to the market this four bedroom semi-detached family home that has been extensively remodelled featuring engineered wood floors on the ground floor, hi spec open plan kitchen with breakfast bar & bi-fold doors, off street parking & no forward chain.



THE GREENWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1172 SQ FT - 108.84 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.

Barnard Marcus welcome to the market this extended and immaculately presented, four double bedroom semi-detached family home situated on the ever-popular "Wells Estate" and located within close proximity to local amenities, outstanding local schools and Epsom Common. Epsom town centre is also within easy reach with its array of shops, supermarkets, bars, coffee shops and mainline station with frequent direct trains to London Waterloo, Victoria and London Bridge.

This superb family home offers flexible accommodation throughout and has an abundance of space and light and comprises welcoming entrance hall, study / bedroom four, ground floor shower room, cosy living room and an impressive open-plan kitchen/diner with direct access to the secluded garden via bi-fold doors. The first floor offers three double bedrooms including a large bay fronted master bedroom and a modern family bathroom and loft storage overhead. The garden is mostly laid to lawn with a patio area which is perfect for entertaining and a shed and an outhouse.

Further benefits include off-street parking, no-onward chain and potential to further extend (STPP).

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The Greenway, EPSOM

- Semi Detached
- Four Bedrooms
- Stunning Hi-Spec Kitchen with Appliances
- Open Plan Living / Diner with Bi-Fold Doors to Rear Garden
- Private Rear Garden with Home Office, Seating Area & Laid to Lawn

Tenure: Freehold EPC Rating: D

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108496



Property Ref:
EPS108496 - 0010

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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