



**Coxdean, EPSOM, KT18 5TH**



**welcome to**

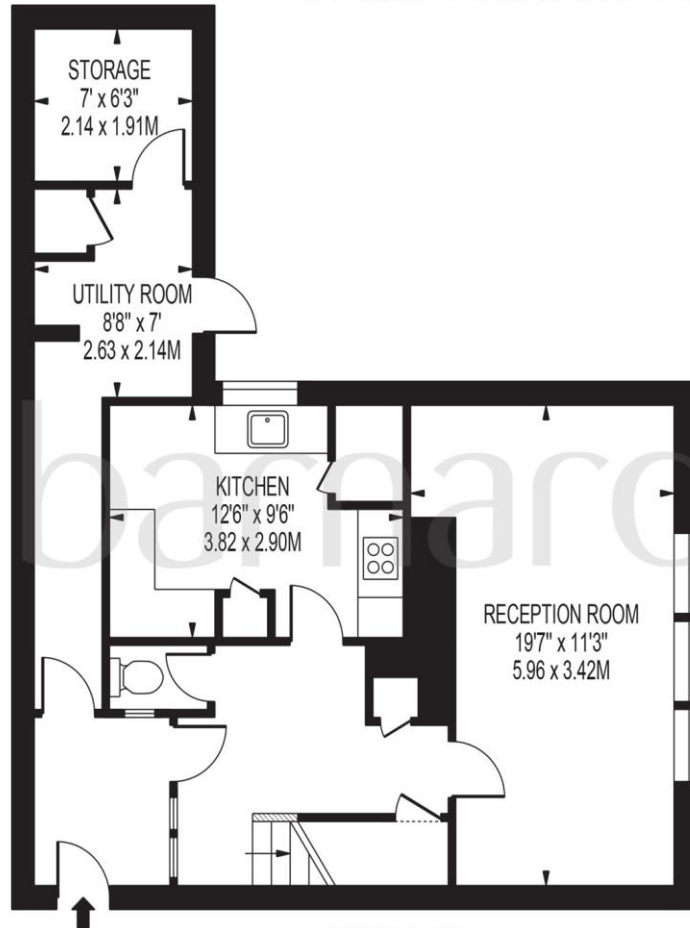
**Coxdean, EPSOM**

Barnard Marcus are delighted to welcome to the market this fantastic four bedroom terraced family home. This unique property really needs to be seen to truly appreciate its deceptive size, with a stunning rear garden, modern kitchen with utility & is well presented throughout.

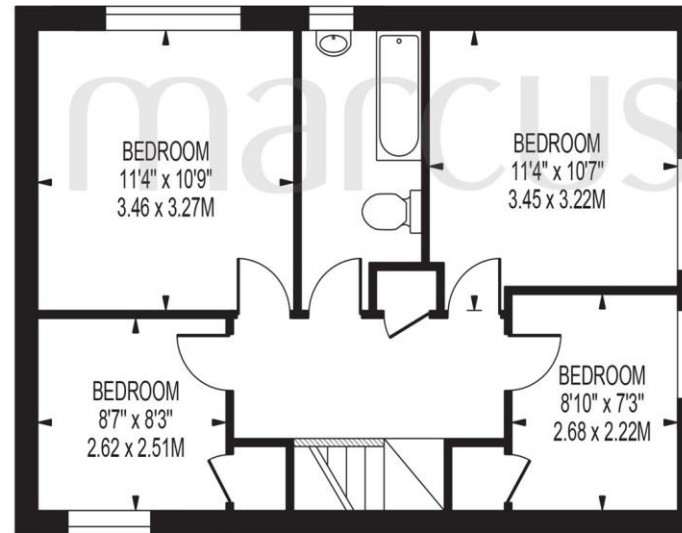


# COXDEAN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1204 SQ FT - 111.87 SQ M



GROUND FLOOR



FIRST FLOOR

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 property is enviably situated within a short walk of Tattenham Corner station with frequent direct trains to London Bridge, with Epsom Downs station also nearby, each offering good connections into Central London, as well as an array of local shops and amenities and excellent schools. The area is well served by beautiful open spaces and surrounding countryside, with the iconic site of Epsom Downs Racecourse just a short distance away.

The home itself sits across two floor with the ground floor offering a fantastic porch, leading into a spacious hallway off of which is a fully fitted modern kitchen with gas hob and utility room and further storage, there is also a handy cloakroom toilet with basin and completed by a spacious lounge with direct access to the rear garden.

The first floor offers four very generous sized bedrooms and a family bathroom with three piece suite and loft storage overhead.

However the show stopper for this home is the large rear garden, offering a fantastic seated patio & BBQ area, large laid to lawn and mature plants and is very quiet, secure and private.

An internal viewing is highly recommended to truly appreciate this homes deceptive size & overall presentation.

There is plenty of on street parking and the home is also within easy reach of Epsom Town centre offering a covered shopping centre & plenty of bars, restaurants, coffee shops, cinema's, a theatre and plenty of gyms, leisure centres & health clubs as well as numerous golf clubs.

welcome to

## Coxdean, EPSOM

- Four Bedrooms
- Modern Fitted Kitchen & Utility
- Spacious Living Room with Direct Access to Garden
- Handy Porch
- Stunning Rear Garden with Patio & Laid To Lawn

Tenure: Freehold EPC Rating: C

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109135](https://barnardmarcus.co.uk/Property/EPS109135)



Property Ref:  
EPS109135 - 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.



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