



**Court Farm Avenue, Epsom KT19 0HD**



**welcome to**

**Court Farm Avenue, Epsom**

Barnard Marcus Estate Agents are delighted to welcome to the market this stunning and spacious extended four bedroom semi-detached family home set on a popular and sought after residential road backing onto Old Haileyburian playing fields.



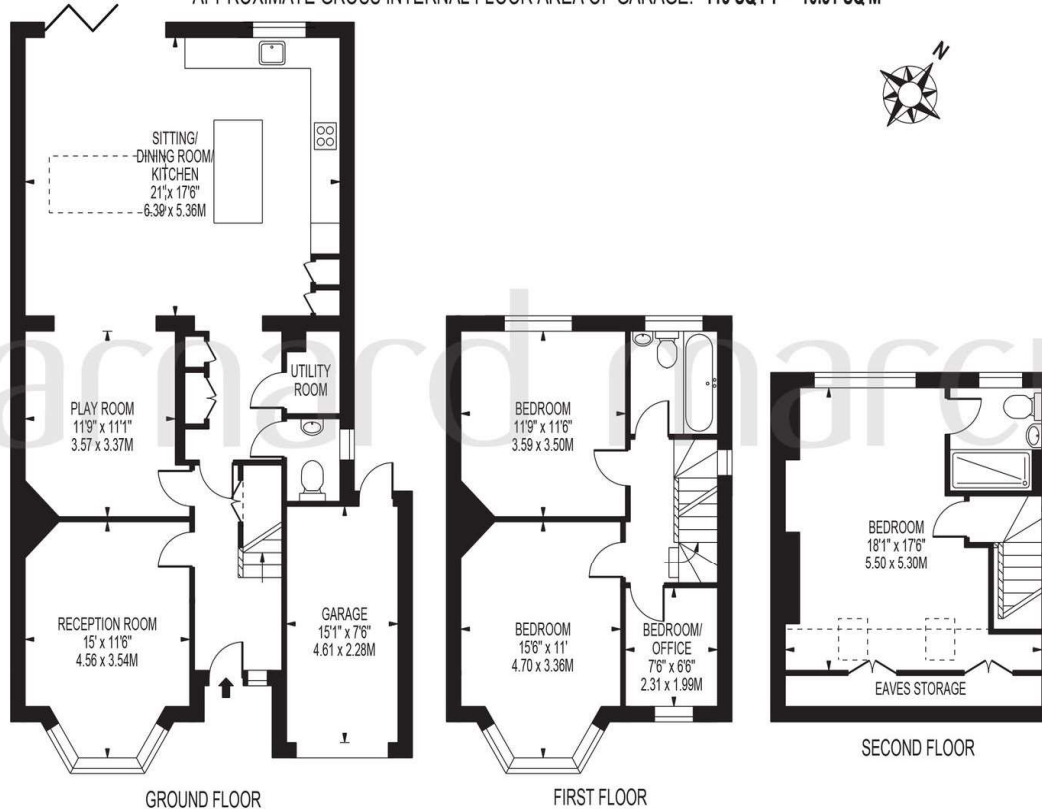
## COURT FARM AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1648 SQ FT - 153.10 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE, RESTRICTED HEIGHT: 84 SQ FT - 7.84 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 113 SQ FT - 10.51 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 stunning four bedroom home boasts a ground floor comprising of a welcoming entrance hall which leads to a bright and spacious reception room with feature bay window (which could be used as a fifth bedroom), a downstairs W/C, Utility Room and an astonishing extending kitchen/lounger/diner to the rear. The extended open plan room benefits from bi-fold doors to access the rear garden, a stunning skylight which helps saturate the room in natural light, a superbly fitted modern kitchen with integrated appliances and feature island. This extension makes a real statement and is perfect for modern family living and entertaining alike. To the first floor you will find a spacious landing with access to two superb double bedrooms, a third single bedroom/home office and a stunning modern family bathroom. The second floor loft conversion has created an outstanding master bedroom and en-suite bathroom. The room offers exceptional views and boasts lots of natural light and a high ceiling. Further benefits include a full re-wire and new heating system throughout, underfloor heating in all tiled areas and the en-suite bathroom, new ceilings, fully re-plastered and all new roof tiles. The property goes on to offer a private and landscaped rear garden with direct access to Old Haileyburian playing fields. To the front there is off street parking for multiple cars and a garage. The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre and Ewell West, Stoneleigh & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9). Ewell Village has a variety of shops including Sainsbury's Local there is also a wide variety of cafés, restaurants and pubs available locally. With Epsom and Kingston just a short drive/bus journey away offering a more comprehensive range of shops.

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## **Court Farm Avenue, Epsom**

- Four Bedroom Semi Detached Family Home
- Recently Extended and Extremely Well Presented Throughout
- Backs on to the Playing Fields Via the Garden Gate
- Off Street Parking and Garage
- In Close Proximity to Outstanding Local Schools and Transport Links

Tenure: Freehold EPC Rating: E

# £750,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE105346](https://barnardmarcus.co.uk/Property/EWE105346)

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.



Property Ref:  
EWE105346 - 0005



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