



**Thorndon Gardens, Epsom KT19 0QD**



**welcome to**

**Thorndon Gardens, Epsom**

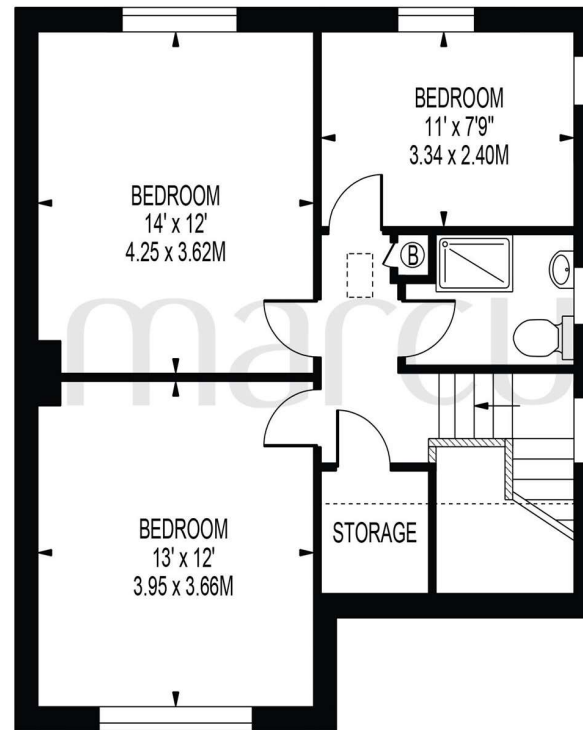
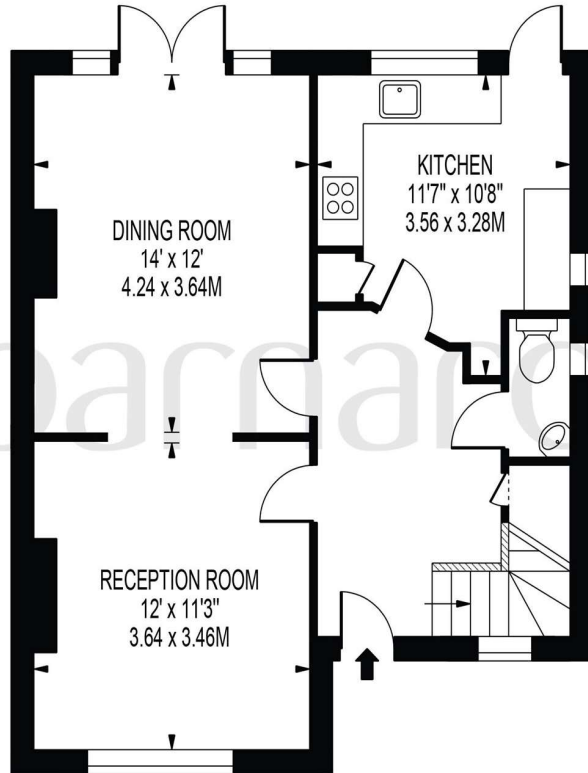
Barnard Marcus Estate Agents are delighted to welcome to the market this attractive three bedroom semi-detached family home backing onto Auriol Park and in close proximity to outstanding schools and transport links.



## THORNDON GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1144 SQ FT - 106.28 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 39 SQ FT - 3.63 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 three bedroom semi-detached house is in need of modernisation, but with its position backing on to Auriol Park, and the size of the plot and the rooms, it offers an outstanding opportunity for the creation of a beautiful family home. It is presented to the market with no onwads chain. Upon entry there is a large entrance hall and W/C, with access to a spacious double aspect reception room, with French doors leading to the garden. The large kitchen also has access to the garden. On the first floor there are three excellent sized bedrooms along with a family shower room, and a large storage cupboard. The property also offers the potential to extend (STPP) with excellent space to the side and rear. There is a large mature garden to the rear. There is off street parking on the sizeable driveway to the front, as well as gated access to hard standing at the side.

Stoneleigh Station provides a direct link to London Waterloo in approximately 30 minutes and the property is well connected for bus routes to local towns such as Epsom & Kingston. Stoneleigh Broadway offers a convenient array of shops and restaurants and is only 0.7 miles from the property. The Mead Infants School (Ofsted 'Outstanding') and Auriol Junior School (Ofsted 'Good') are less than half a mile from the property.

**welcome to**

## **Thorndon Gardens, Epsom**

- Three Bedroom Family Home with Ample Potential to Extend (STPP)
- Outstanding Local Schools under 0.5 Miles Away
- Beautiful Rear Garden Backing onto Auriol Park
- 0.7 Miles from Stoneleigh Station
- Off Street Parking

Tenure: Freehold EPC Rating: E

offers in the region of

**£700,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE105761](https://barnardmarcus.co.uk/Property/EWE105761)



Property Ref:  
EWE105761 - 0004

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.

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