



Riverholme Drive, Epsom KT19 9TQ

welcome to

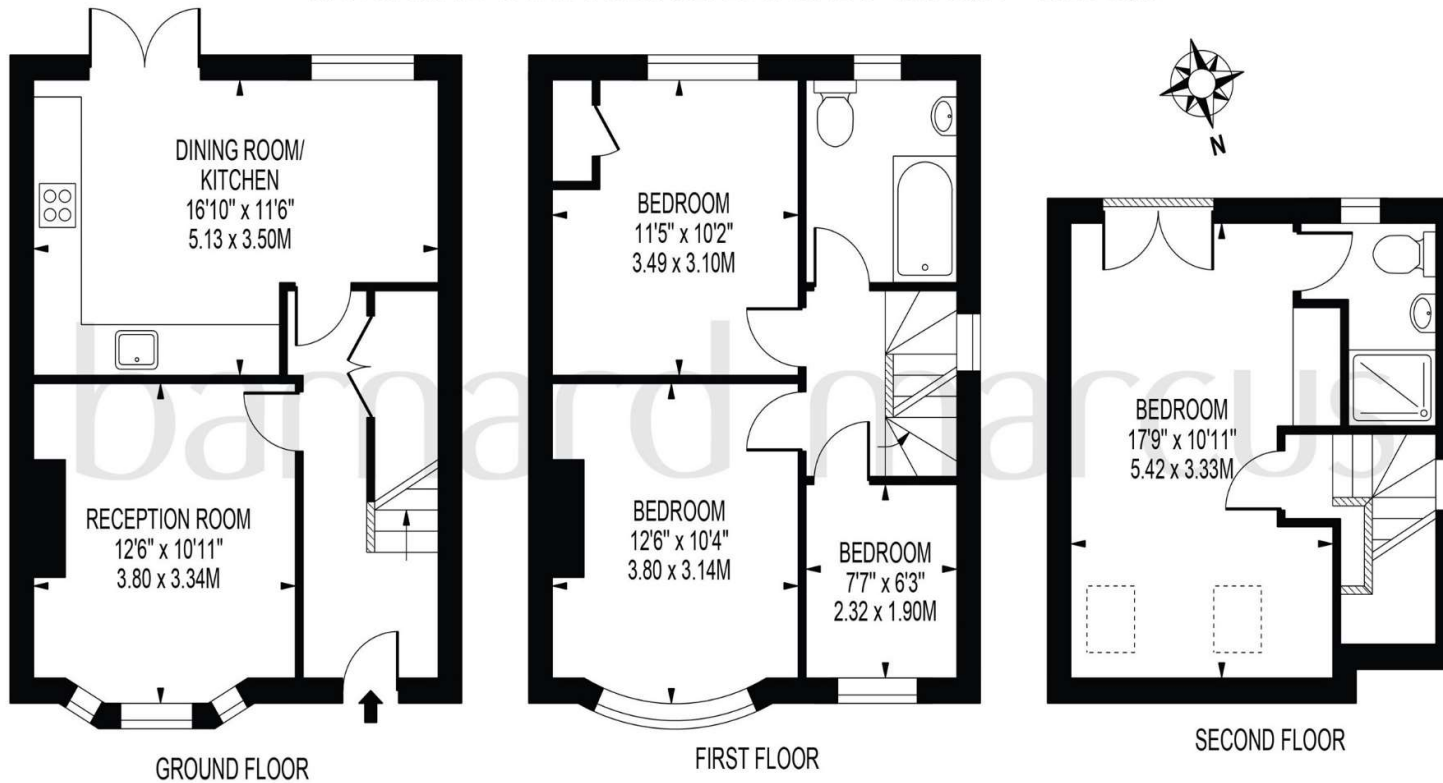
Riverholme Drive, Epsom

Barnard Marcus Estate Agents are pleased to welcome to the market this spacious and well-presented four bedroom end of terrace home set within a popular and quiet residential road, located within close proximity of Ewell West Station (zone 6) and Ewell Village.



RIVERHOLME DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1054 SQ FT - 97.95 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 gorgeous family home boasts a modern kitchen diner with integrated appliances and access to the garden via French doors. There is a bright and airy lounge off the entrance hall, which features a gorgeous bay window and feature fireplace. To the first floor there are three well-proportioned bedrooms and a stunning recently fitted family bathroom. The loft has been skilfully extended to offer an outstanding master bedroom with fitted wardrobe, Juliet balcony and newly fitted en-suite shower room. Externally the property goes on to offer a private and landscaped South facing rear garden with, patio area, side access and off street parking to the front of the property. Further benefits include recent renovations through much of the house and further potential to extend (STPP). With so much to offer families we recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

Riverholme Drive is located within close proximity of Ewell West Train Station (zone 6) and Ewell Village which offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill River leading up to the nature reserve. There are a number of outstanding local schools and exceptional green spaces to explore making this an idyllic family location.

welcome to

Riverholme Drive, Epsom

- Four Bedroom End Of Terrace Family Home
- Off Street Parking
- South Facing Rear Garden
- Close Proximity to Ewell West (zone 6) Train Station
- Loft Converted Master Bedroom with En-Suite and Juliet Balcony

Tenure: Freehold EPC Rating: D

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE105843



Property Ref:
EWE105843 - 0007

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



020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk