



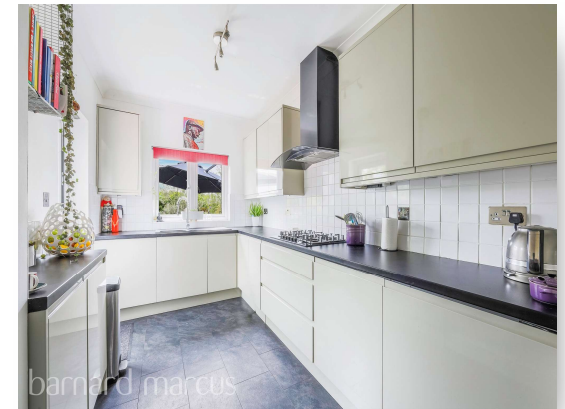
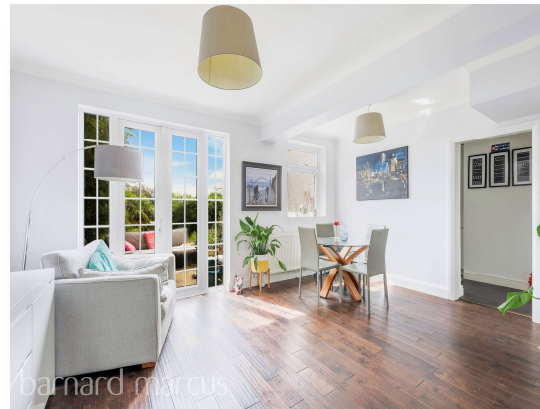
**Firswood Avenue, Epsom KT19 0PU**



**welcome to**

**Firwood Avenue, Epsom**

Barnard Marcus welcome to the market, with no onwads chain, this spacious and extended three bedroom semi-detached family home set within Firwood Avenue, a short walk to Stoneleigh Broadway where you can find Stoneleigh train station, a number of local amenities and easy access to Ewell Village.

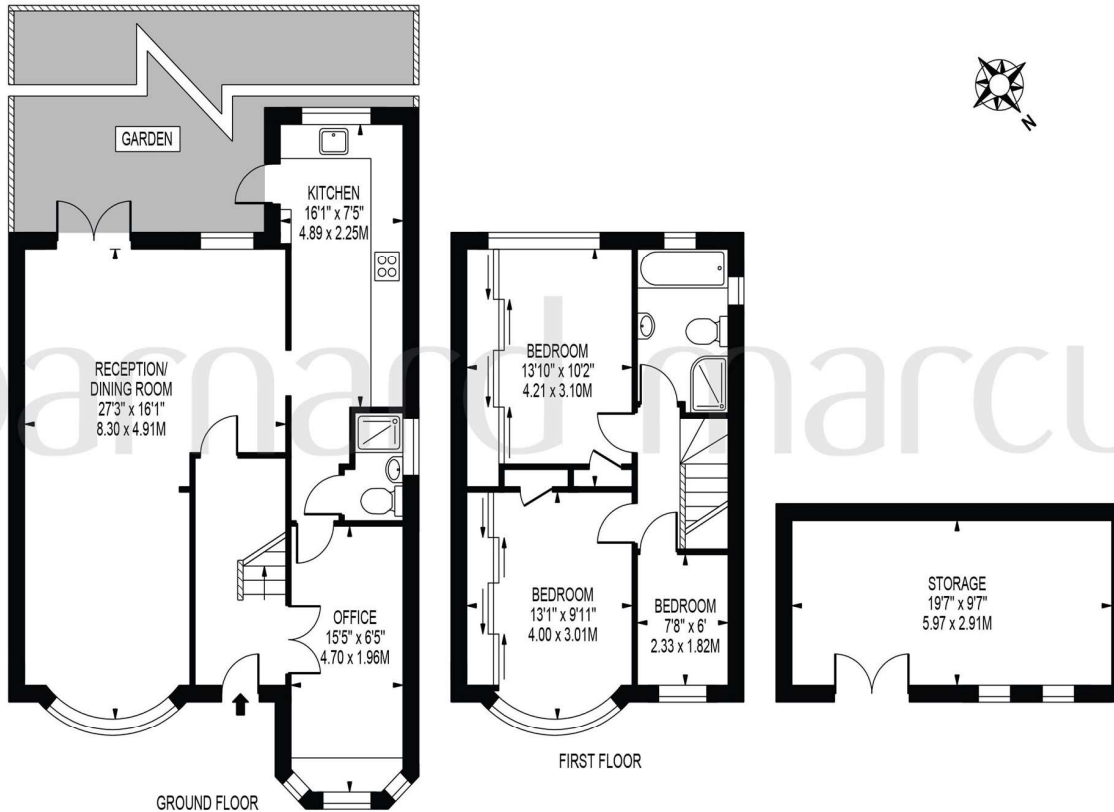


## FIRSWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1112 SQ FT - 103.35 SQ M

(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 187 SQ FT - 17.37 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.

Presented with no onwads chain, this semi-detached extended three bedroom family home stands in Firswood Avenue which has the feel of a private road, without the added cost. Firswood benefits from just one way in and out with a giant oak tree as sentry between the two roads. The home itself boasts a fantastic and exceptionally spacious through lounge/diner with feature bay window, wooden floor and access to the rear garden via French doors. Upon entry you are greet with the fabulous entrance hall with the skilfully extended home office/fourth bedroom adjoined. The ground floor is completed with the shower room and modern fully fitted kitchen which benefits from integrated appliances. To the first floor there are two spacious double bedrooms, both with fitted sliding door wardrobes and a third single as well as the superb four piece family bathroom.

The property also goes on to offer a private and landscaped south westerly rear garden, with gorgeous decking area, lawn and a fabulous store at the end. To the front there is off street parking for multiple cars in the form of a drive way. Further benefits include exceptionally bright rooms, lovely high ceilings and further potential to extend STPP.

Firswood Avenue is in very close proximity to Ewell Court Park, The Hogsmill Nature Reserve and Stoneleigh Train Station which provides access to London Waterloo in 31 mins. Locally, there are excellent schools including The Mead Infant School (OFSTED outstanding) and Auriol Junior School. Nearby local amenities include Stoneleigh Broadway along with the nearby Ewell Village, Epsom and Surbiton all easily accessed via excellent transport links. An early viewing comes highly recommended.

**welcome to**

## **Firwood Avenue, Epsom**

- Three/Four Bedroom Semi-Detached Family Home in a Quiet Cul-De-Sac
- No Onwards Chain
- Study/Bedroom Four
- Two Double Bedrooms with Fitted Wardrobes
- G/F Shower Room

Tenure: Freehold EPC Rating: D

offers in excess of

**£700,000**



**view this property online** [barnardmarcus.co.uk/Property/EWE105886](https://www.barnardmarcus.co.uk/Property/EWE105886)



Please note the marker reflects the postcode not the actual property



Property Ref:  
EWE105886 - 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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