



Riverview Road, Epsom, KT19 0LB

welcome to

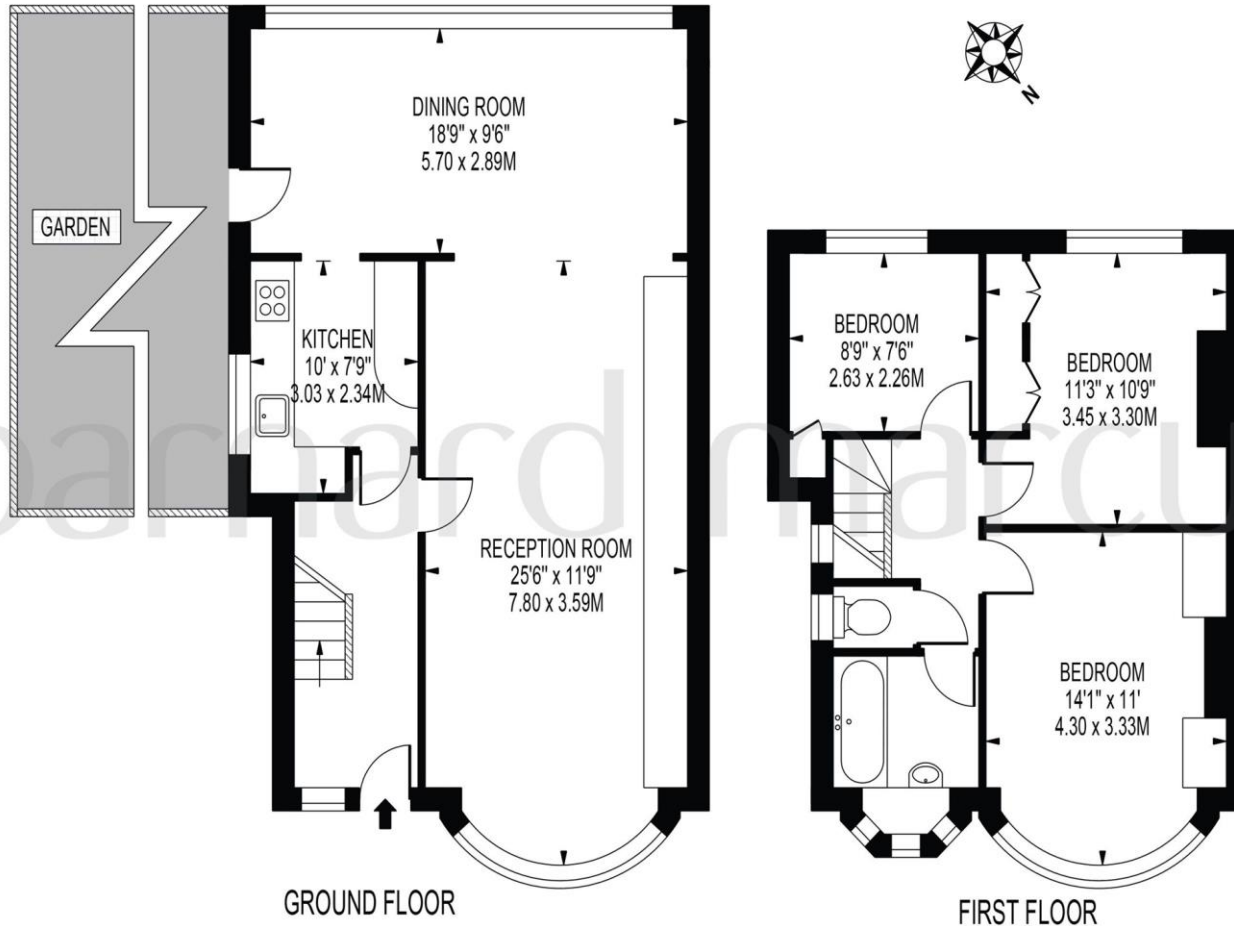
Riverview Road, Epsom

Barnard Marcus Estate Agents welcome to the market, with no onwads chain, this well presented and cleverly extended 3 bedroom semi-detached family home. Located in a highly convenient and sought after residential position, close to local schools with access to both Stoneleigh and Tolworth stations.



RIVERVIEW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1080 SQ FT - 100.37 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.

The property itself boasts a welcoming entrance hallway which then leads into an exceptionally spacious dual length through lounge with extended dining room that boasts large windows saturating the rear with natural light. The kitchen completes the ground floor which flows beautifully back to the entrance hall. To the first floor there are three well-proportioned bedrooms, two of which have fitted wardrobes and a separate toilet and family bathroom. Externally the property has a large, private and landscaped south westerly rear garden with mature shrubs and trees as well as a fantastic block paved entertaining area. To the front there is a front garden and off street parking for multiple cars. Further benefits include further potential to extend STPP and no onwards chain. With so much to offer we recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

Location:

This home is situated in close proximity to Tolworth Broadway & Stoneleigh and its transport links and benefits from being close to many excellent local schools. The area is supported by a number of parks and is also serviced by both Tolworth Station and Stoneleigh Station. The A3 provides quick access into London, the M25 and surrounding areas and a great range of shops at Tolworth Broadway or Ewell Village.

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- No Onwards Chain
- Three Well Proportioned Bedrooms
- Bright and Spacious Double Length Lounge and Dining Room
- Further Potential to Extend STPP
- Large and Landscaped South Westerly Facing Rear Garden
- Off Street Parking to the Front
- In Close Proximity to Excellent Schools and Transport Links

Tenure: Freehold EPC Rating: Awaiting

£600,000



view this property online barnardmarcus.co.uk/Property/EWE105874



Please note the marker reflects the postcode not the actual property



Property Ref:
EWE105874 - 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.



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