



Chestnut Avenue, Epsom, KT19 0SZ

welcome to

Chestnut Avenue, Epsom

With no onwads chain, Barnard Marcus are proud to market this beautifully presented, extended, six bedroom family home, located in a quiet residential road in Ewell, within walking distance of local shops, Auriol park and Stoneleigh train station (Zone 6) which links to London Waterloo.

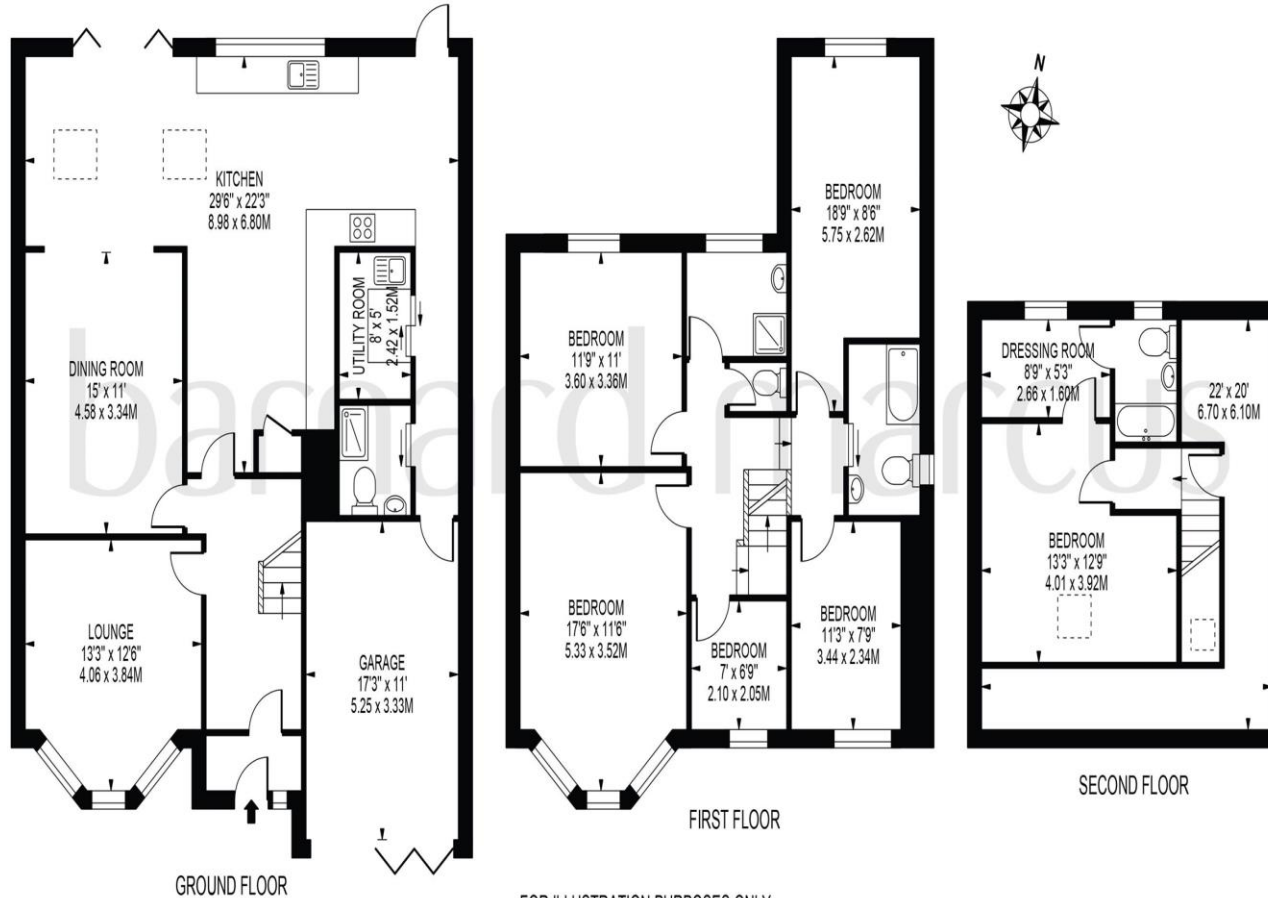


CHESTNUT AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2426 SQ FT - 225.39 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 188 SQ FT - 17.48 SQ M



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.

With no onwads chain, this beautifully presented six bedroom semi-detached family home is situated in the highly sought after Chestnut Avenue, a leafy cul de sac with excellent local amenities and the highly popular Auriol Park nearby. Upon entry, through the porch, is the welcoming entrance hall providing access to a substantial bay fronted lounge and an absolutely phenomenal open plan kitchen/lounge/diner. The grand open plan space boasts its own formal dining area which leads through a second lounge area and in to the kitchen. Bi-fold doors, a window, further door and two skylights span the rear extension saturating the room with plenty of natural light and completes the most stunning family area. The bespoke modern kitchen benefits from integrated appliances including double electric ovens, dishwasher, composite stone work surfaces and a breakfast bar. From the kitchen, you can also access the utility room with ample storage space, sink and space for washing machine and dryer. Adjacent to the utility room is the downstairs shower room with walk in shower, toilet and basin. The integrated garage, which can be accessed from inside and outside the home, completes the ground floor offering substantial storage space and additional secure parking. To the first floor there is a large landing area which leads to four larger than average sized doubles and a single bedroom as well as a modern family bathroom, separate shower room and W/C. The top floor boasts the master suite with dressing room and en-suite bathroom as well as large storage area.

Outside:

To the front there is off street parking on the block paved driveway for multiple cars. To the rear is an outstanding garden with large patio area ideal for entertaining, with a well landscaped lawn area. Beyond is the segregated vegetable patch, green house, shed and garden room which benefits from full power, heating and air con making an ideal space for home working.

Location:

Located just outside Ewell Village and Stoneleigh, Chestnut Avenue is a popular area with families due to the excellent schools and access to London from equidistant train stations either Tolworth Station (Zone 5) or Stoneleigh station (Zone 6). Great bus links are available nearby with links to both Epsom and Kingston. The area benefits from a good parade of shops with several restaurants and local pubs. There is plenty of green space nearby with Historic Nonsuch Park and Auriol recreational ground. There is a good selection of schools nearby catering for all ages, and the 400 acre Horton Park country club is also within close proximity. Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

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Chestnut Avenue, Epsom

- No Onwards Chain
- Substantial Six Bedroom Semi-Detached Family Home Situated in a Quiet Cul-De-Sac Road
- Extended Kitchen/Dining/Living Area Spanning the Rear of the Home
- Four Bath/Shower Rooms in Total
- Two Bright and Spacious Separate Reception Rooms
- Private Garden with Patio, Veg Patch and Garden Room Ideal for use as a Home Office
- Off Street Parking and Spacious Garage
- In Close Proximity to Transport Links and Outstanding Schools

Tenure: Freehold EPC Rating: C

£900,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE105918



Property Ref:
EWE105918 - 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.

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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