



barnard marcus

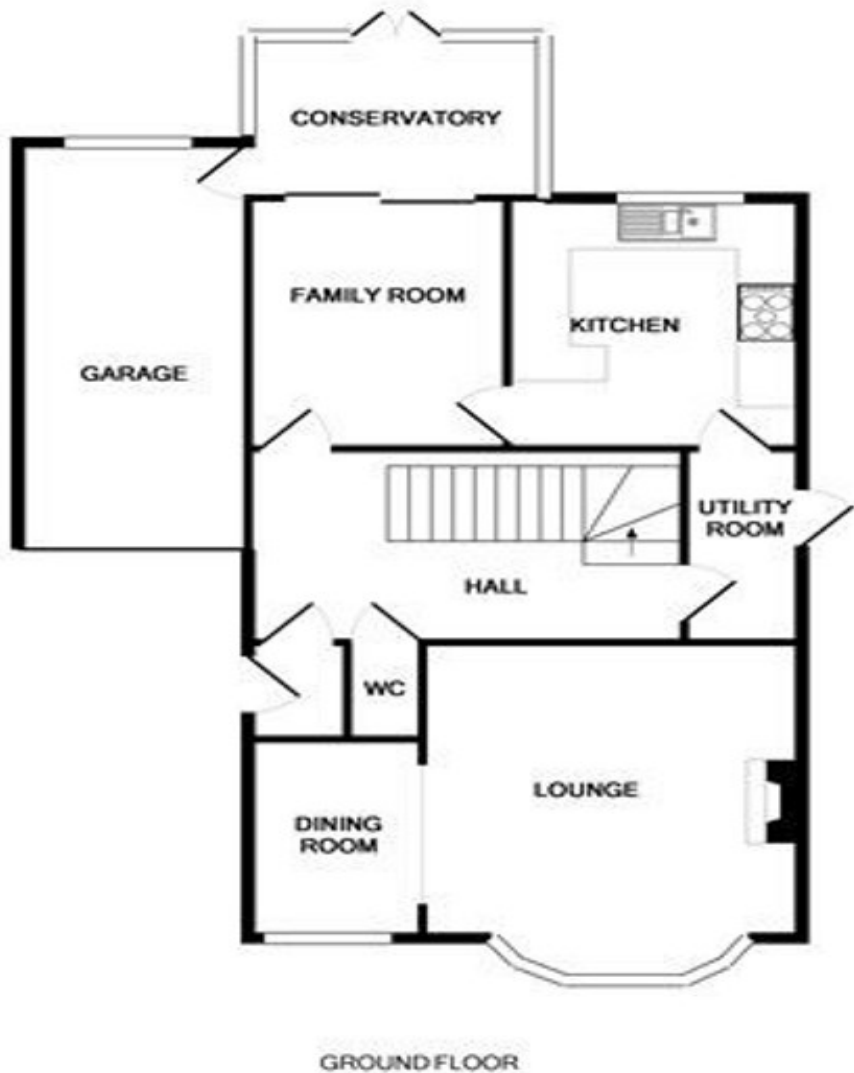
Kingston Road, Epsom KT19 0BW

welcome to

Kingston Road, Epsom

We are pleased to welcome to the market this spacious and well-presented four bedroom detached family home. Set within close proximity to a number of great schools and transport links this home offers all families will be looking for.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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POTENTIAL FOR DEVELOPMENT (SSTC) - PLEASE CALL US TO DISCUSS THIS FURTHER

We are pleased to welcome to the market this spacious and well presented four bedroom detached family home. Set within close proximity to a number of great schools and transport links this home offers all families will be looking for. With spacious bedrooms and reception rooms throughout and modern kitchen and bathrooms along with landscaped front and rear gardens we recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh Station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9).

welcome to

Kingston Road, Epsom

- FOUR BEDROOM FAMILY HOME
- DETACHED
- TWO RECEPTION ROOMS
- LANDSCAPED FRONT AND REAR GARDENS
- CLOSE TO LOCAL TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

offers in the region of

£625,000



view this property online barnardmarcus.co.uk/Property/EWE105965

Please note the marker reflects the
postcode not the actual property



Property Ref:
EWE105965 - 0008

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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