



**Scott Close, Epsom KT19 9NY**

**welcome to**

**Scott Close, Epsom**

Barnard Marcus Estate Agents are pleased to present to the market this gorgeous three bedroom semi-detached family home with driveway and superb rear garden, in close proximity to outstanding schools and transport links.

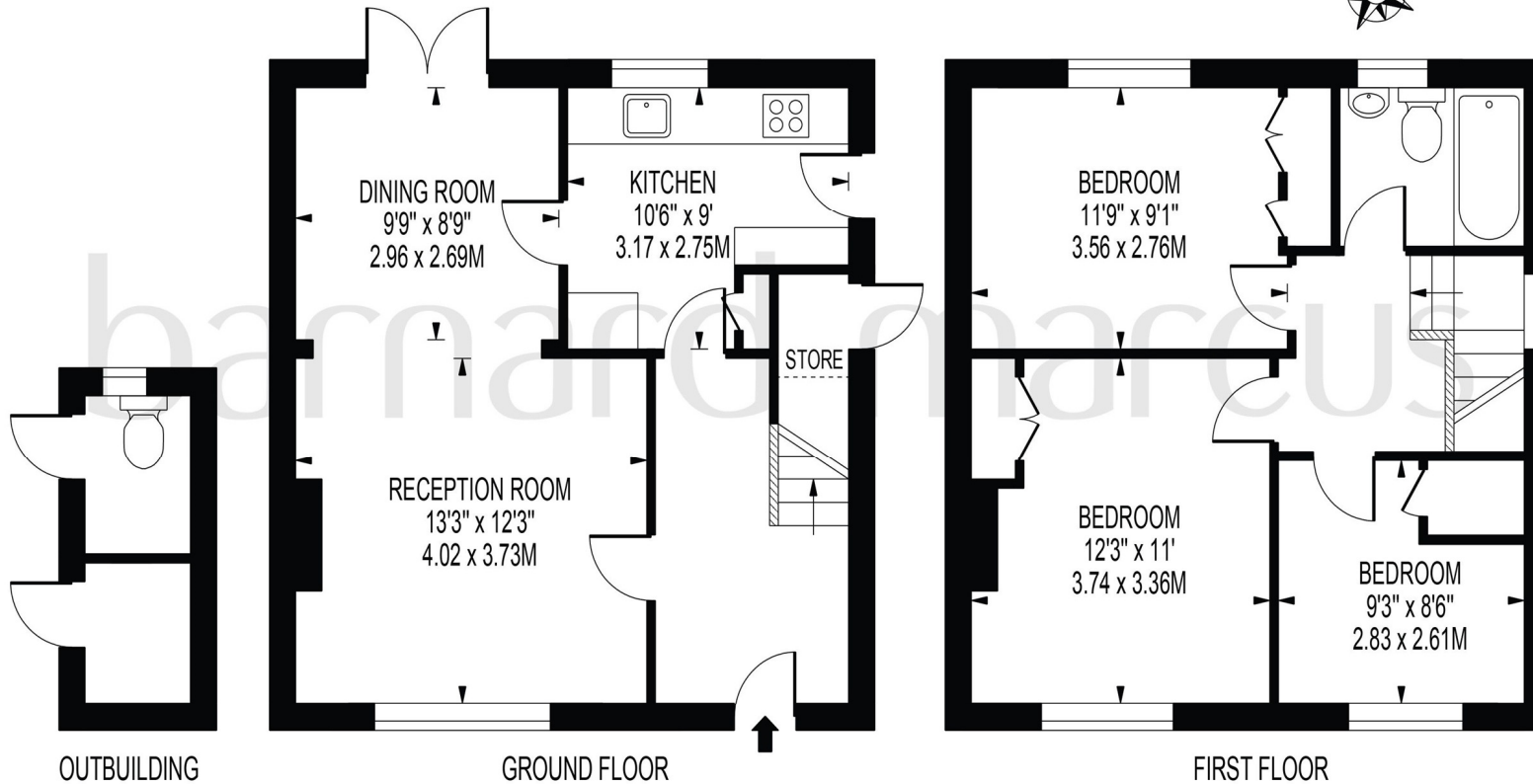


## SCOTT CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 879 SQ FT - 81.68 SQ M

(EXCLUDING STORE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 42 SQ FT - 3.91 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.

Boasting modern and open-planned living is this sensational three bedroom semi-detached family home situated in a convenient position in Ewell, close to fantastic schools and transport links. The ground floor boasts a large open plan living/dining area with a high quality kitchen which benefits from side access to the garden. There is a large entrance hall with additional storage. To the first floor, there are three well-proportioned bedrooms, all with fitted wardrobes and the family bathroom. There is ample potential for further extension STPP. Externally, the property benefits from off street parking on the recently installed block paved driveway. To the rear is an outstanding sized patio area with mature shrubs lining either side of the laid to lawn garden space with shed at the bottom. The property is superbly located for fantastic schools and is in close proximity to superb train and bus transport links, providing access to London Waterloo, Epsom and Surbiton. The Hogs Mill nature reserve is a short distance providing outstanding walks and open green spaces.

welcome to

## Scott Close, Epsom

- Three Bedroom Semi-Detached Family Home
- Through Lounge/Diner
- Outstanding Sized Private Rear Garden
- Driveway with Parking
- Potential to Extend STPP

Tenure: Freehold EPC Rating: D

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106493](https://barnardmarcus.co.uk/Property/EWE106493)



Property Ref:  
EWE106493 - 0003

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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