



**Gadesden Road, Epsom KT19 9LB**



**welcome to**

**Gadesden Road, Epsom**

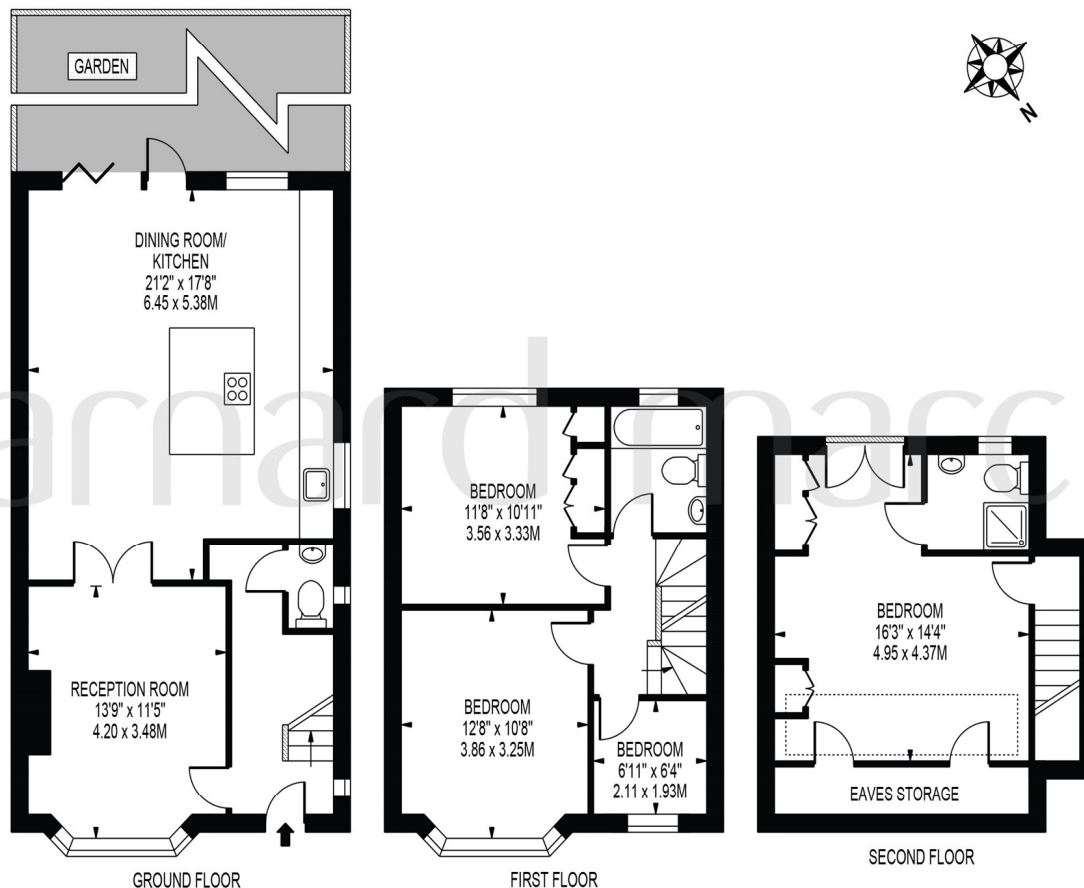
Barnard Marcus are delighted to present to you this well-presented four bedroom semi-detached family home situated on the very popular Gadesden Road, Epsom. Further benefits includes off street parking, a beautifully presented open plan kitchen and three well-proportioned bedrooms.



## GADESSEN ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1341 SQ FT - 124.62 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 39 SQ FT - 3.60 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.

This lovely family home benefits from being in a highly convenient position just a short walk to the shops and within close proximity of excellent local schools including Danetree Primary and Epsom & Ewell High School.

This extremely well presented semi-detached house has been recently decorated and updated by the current owners, it offers a generous sized living room with doors leading to the stunning open plan lounge/dining room that overlooks a lovely rear garden.

On the first floor there are two excellent double bedrooms, a third bedroom and family bathroom. The second floor features a fantastic master bedroom and en-suite shower room all being recently redecorated to a high standard. The property provides not only a wonderful and spacious accommodation but also a versatile open plan living space ideal for social occasions and entertaining.

Situated in the heart of West Ewell, and within walking distance to Ewell West Station, this home enjoys a fantastic position being just moments from the Hogsmill Nature Reserve. The property is situated within close proximity to Ewell Village, Bourne Hall Park and Ewell West main line station offering regular services to Waterloo (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9).

welcome to

## Gadesden Road, Epsom

- Four Bedroom Semi-Detached Family Home
- Loft Extension Featuring the Master Bedroom and En-Suite
- Private and Well-Presented Garden
- Close Proximity to Ewell West (Zone 6) and Chessington North (Zone 6) Train Stations
- Off Street Parking

Tenure: Freehold EPC Rating: D

**£635,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106610](https://www.barnardmarcus.co.uk/Property/EWE106610)



Property Ref:  
EWE106610 - 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.

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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