



Oakhurst Road, Epsom KT19 9SF

welcome to

Oakhurst Road, Epsom

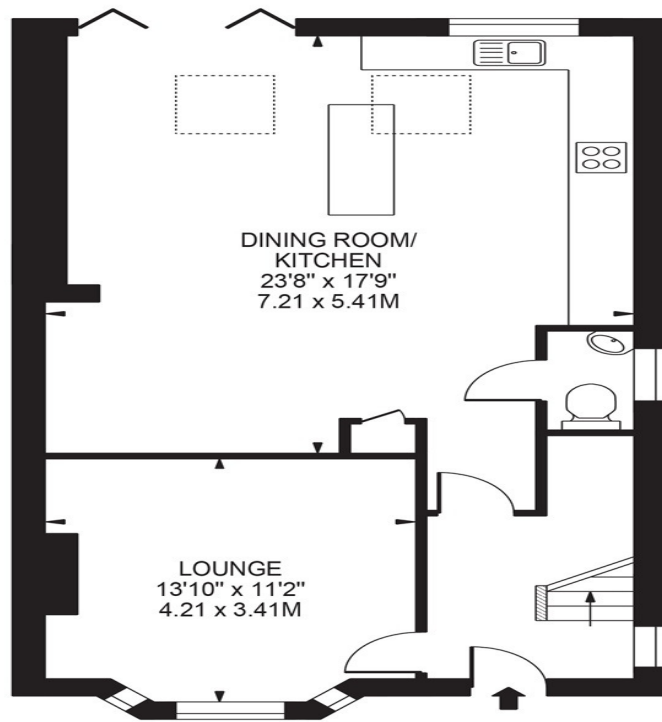
Barnard Marcus are delighted to present to you this well-presented four bedroom semi-detached family home situated on the very popular Oakhurst Road, Epsom. Further benefits includes off street parking, a beautifully presented open plan kitchen and four well-proportioned bedrooms.



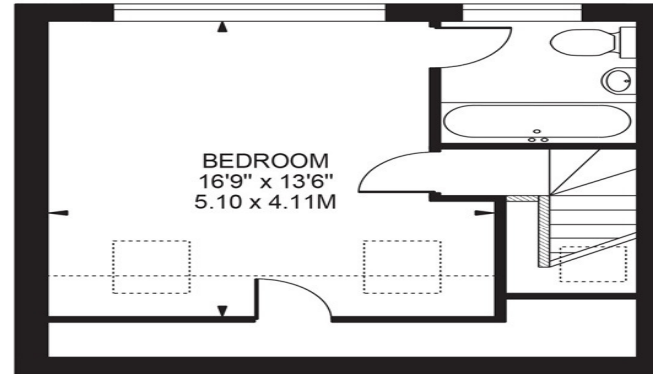
OAKHURST ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1408 SQ FT - 130.84 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)

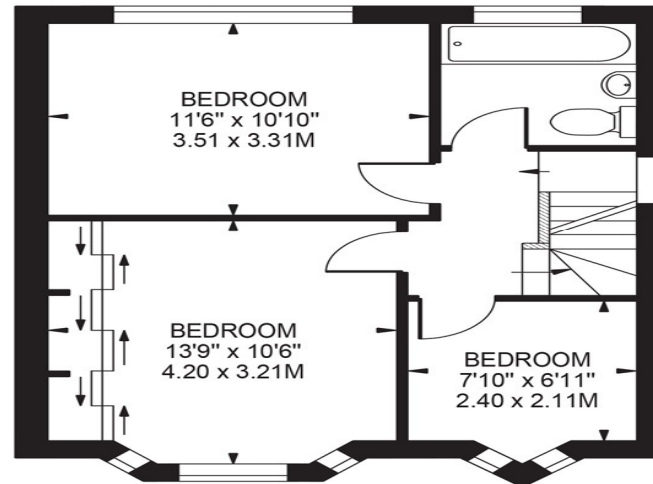
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **76 SQ FT - 7.04 SQ M**



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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 well-presented semi-detached family home offers a generous sized family living room with a stunning open plan lounge/dining room with underfloor heating that overlooks a lovely rear garden. The property provides not only a wonderful and spacious accommodation but also a versatile open plan living space ideal for social occasions and entertaining.

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. 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).

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Oakhurst Road, Epsom

- Close Proximity to Ewell West (Zone 6) and Chessington North (Zone 6) Train Stations
- Four Bedroom Semi-Detached Family Home
- Spacious Loft Extension Featuring Master Bedroom and En-Suite
- Off Street Parking for Multiple Cars
- Stunning Open Plan Lounge/Kitchen/Dining Room

Tenure: Freehold EPC Rating: C

guide price

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106626



Property Ref:
EWE106626 - 0007

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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barnard marcus



020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk