



**Scotts Farm Road, Epsom KT19 9LN**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

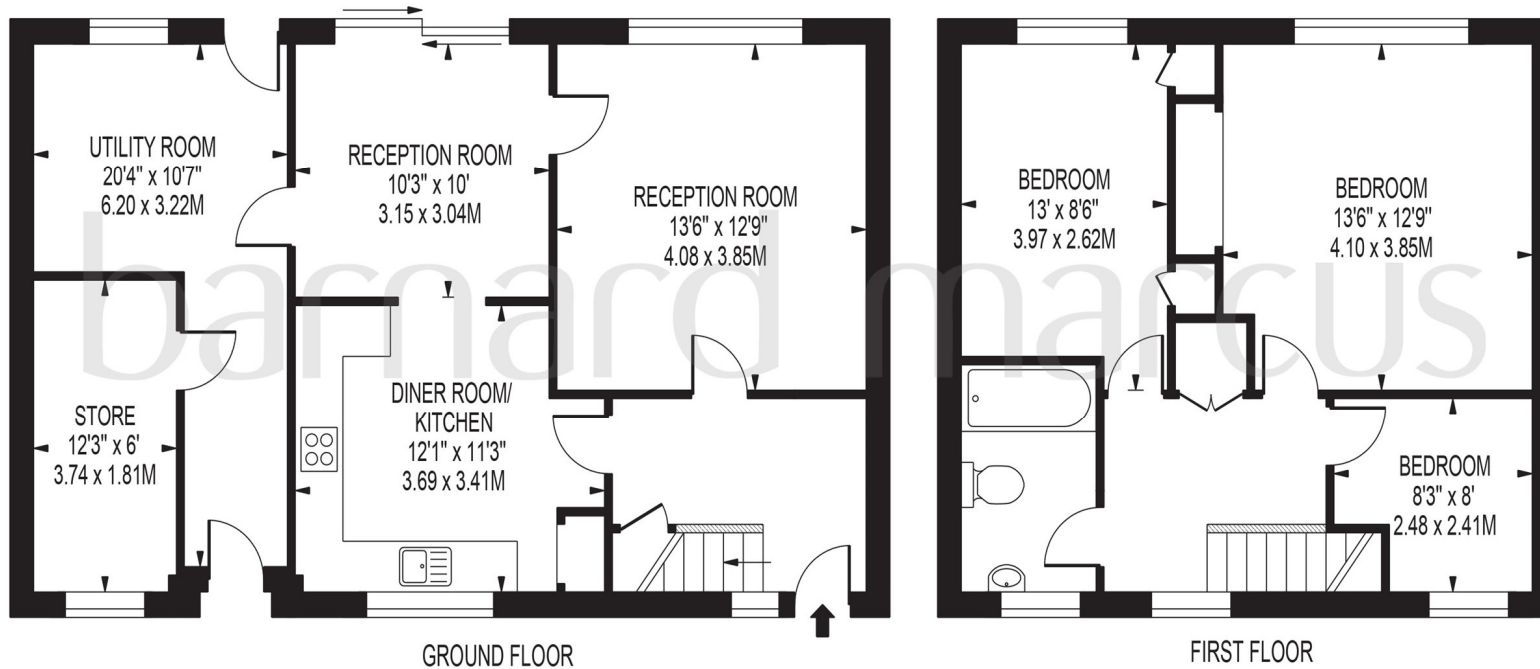
**Scotts Farm Road, Epsom**

Three bedroom end of terrace home situated conveniently near shops, schools and open space with easy access to the A3 and train stations.



# SCOTTS FARM CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1234 SQ FT - 114.60 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.

AVAILABLE ONLY TO BUY TO LET INVESTORS - SELLING THE PROPERTY WITH TENANTS IN SITU. This fantastic three bedroom end of terrace home is situated nearby popular schools, amenities and with easy access to the A3 this makes a fantastic buy to let opportunity. With two large reception rooms, a separate kitchen, a further utility room and storage area this property has a good amount of downstairs space perfect for family living. Upstairs offers three well configured bedrooms, a family bathroom and loft for storage. The current owner has granted planning permission for a further extension.

welcome to

## Scotts Farm Road, Epsom

- \*\* BUY TO LET INVESTORS ONLY\*\*
- Three Bedroom End Of Terrace Home
- Two Reception Rooms
- Planning Permission Granted For Extension
- Local To Shops and Transport
- Popular Schools Nearby

Tenure: Freehold EPC Rating: D

**£500,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://barnardmarcus.co.uk)



Property Ref:  
EWE106579 - 0001

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.

**Not for marketing purposes INTERNAL USE ONLY**



**020 8393 0977**



[Ewell@barnardmarcus.co.uk](mailto:Ewell@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)