



Lansdowne Road, Epsom KT19 9QJ

welcome to

Lansdowne Road, Epsom

Barnard Marcus are delighted to welcome to the market this spacious and beautifully presented three bedroom detached bungalow situated on a desirable residential road in West Ewell. With such excellent condition and an amazing location and early viewing comes highly recommended.

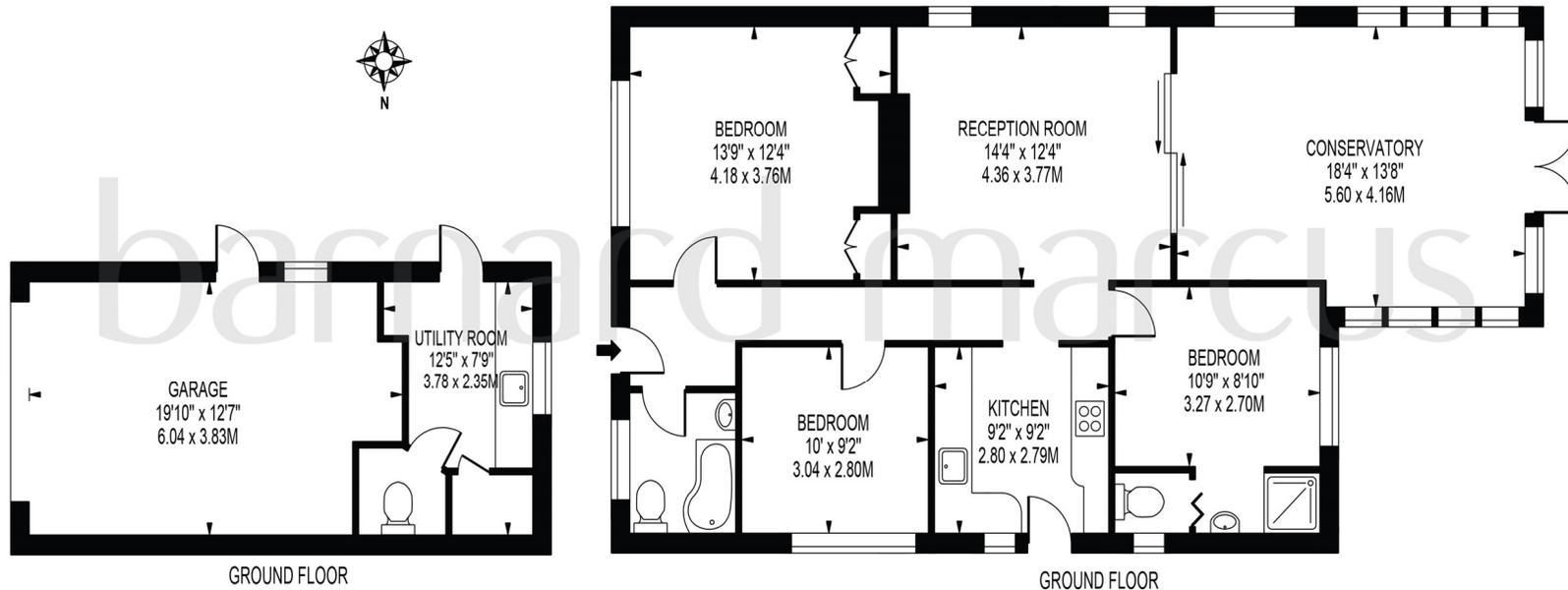


LANSDOWNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1057 SQ FT - 98.22 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 331 SQ FT - 30.78 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 wonderful accommodation features three generously sized double bedrooms one of which including en-suite shower room. Also you will find a spacious lounge, separate kitchen and family bathroom.

Outside, the garden has been beautifully maintained and includes a large patio area, perfect for entertaining, leading to lawn with mature shrubs and plants. There is a large gated side access and off street parking for four cars to the front of the bungalow. Outside you will also find a spacious and versatile garage with w/c, utility and plenty of storage space.

Lansdowne Road is conveniently located for bus routes to Epsom, Surbiton & Kingston plus the property is situated less than a mile from Ewell West Station, providing a direct link to London Waterloo. Horton Country Park is less than half a mile from the property where visitors can enjoy cycling, dog walking, golf and many more activities.

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Lansdowne Road, Epsom

- Detached Bungalow
- Large Detached Garage
- Spacious West Facing Rear Garden
- Driveway Featuring Parking for 4 Cars
- Close Proximity to Ewell West Mainline Station

Tenure: Freehold EPC Rating: D

£735,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106419



Property Ref:
EWE106419 - 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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