



**Percival Way, Epsom KT19 0JX**

**welcome to**

**Percival Way, Epsom**

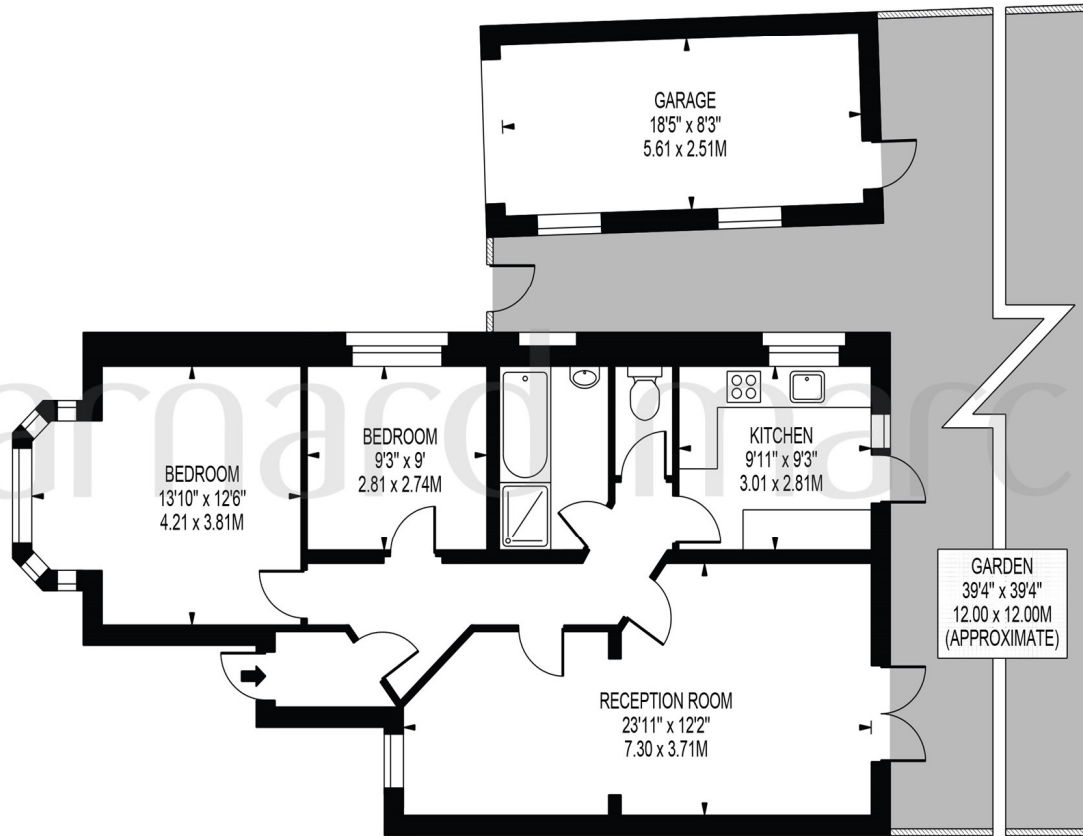
Barnard Marcus are extremely pleased to welcome to the market, this spacious and well-presented two bedroom semi-detached home set on a sought after and quiet residential road.



## PERCIVAL WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 762 SQ FT - 70.76 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 152 SQ FT - 14.08 SQ M



GROUND 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 gorgeous home boasts a welcoming and spacious entrance hallway which then leads into a bright reception/dining room with doors to the rear garden. Also through the hall you will find two double bedrooms with the master benefiting from a feature bay-window. A bright kitchen with access to the garden, downstairs W/C and a separate bathroom complete the spacious accommodation in a quiet and peaceful cul-de-sac.

To the outside you will find a private and spacious rear garden as well as off street parking for multiple cars as well as a large detached garage. With so much to offer with this rare to market opportunity, we recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

Riverview Road Primary School and West Ewell Infants School (Ofsted Outstanding) are in close proximity to the property. Tolworth (zone 5) and Stoneleigh (zone 6) Stations (London Waterloo) are located nearby to the property as well as excellent bus links and a variety of local amenities.

welcome to

## Percival Way, Epsom

- Two Double Bedroom Semi-Detached Bungalow
- Bright and Spacious Throughout
- Private and Well-Presented Rear Garden
- Off Street Parking and Detached Garage
- In Close Proximity to Excellent Transport Links and Schools

Tenure: Freehold EPC Rating: D

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106360](https://www.barnardmarcus.co.uk/Property/EWE106360)



Property Ref:  
EWE106360 - 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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