



Riverview Road, Epsom KT19 0LF

welcome to

Riverview Road, Epsom

An extraordinary four/five bedroom semi detached home with three bathrooms, off street parking, outhouse and modern decor throughout. This property is being sold with no onward chain.



RIVERVIEW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1882 SQ FT - 174.88 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT & EAVES STORAGE: **196 SQ FT - 18.24 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: **174 SQ FT - 16.20 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.

Barnard Marcus are delighted to welcome to the market with no onward chain this magnificent four/five bedroom, three bathroom semi-detached house. This home has been cleverly extended to create maximum living space perfect for family living. Downstairs comprises of a spacious hallway, fifth bedroom, modern living room with a wood burner and a downstairs wc and utility room. To the rear of the property the current owners have extended the house to create a remarkable open plan kitchen/dining area flooded with natural light. With bi fold doors leading to a pretty rear garden with a social patio area and a large outhouse perfect for a working from home/gym area. Upstairs offers three double bedrooms all with built in wardrobes and three modern bathrooms on this floor. The landing leads to an en suite for the master bedroom with stairs leading to the third floor which has been extended to create a vast principal bedroom with ample built in storage and velux windows.

Riverview Road is a popular residential road conveniently located with easy access to the A3 and bus routes taking you to Kingston Town Centre and Epsom Town Centre. Only 0.6 miles from Tolworth Station (Zone 5) this house works perfectly for families that need to commute into London. The house is also within walking distance to popular primary and secondary schools in West Ewell. On your doorstep there is also a choice of convenience stores, a post office and Aldi Supermarket.

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Riverview Road, Epsom

- Four/Five Bedroom Semi Detached House
- Three Bathrooms & Downstairs WC
- Utility and Outhouse
- No Onward Chain
- 0.6 Miles to Tolworth Station

Tenure: Freehold EPC Rating: C

£775,000



view this property online [barnardmarcus.co.uk/Property/EWE106638](https://www.barnardmarcus.co.uk/Property/EWE106638)

Please note the marker reflects the postcode not the actual property



Property Ref:
EWE106638 - 0005

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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