



Lavender Road, EPSOM KT19 9EB



welcome to

Lavender Road, EPSOM

A larger than average two bedroom semi detached home with a garage, off street parking and a pretty rear garden. With a large through lounge and extension to the side this home offers super space and is situated on a popular road near the local schools and amenities.

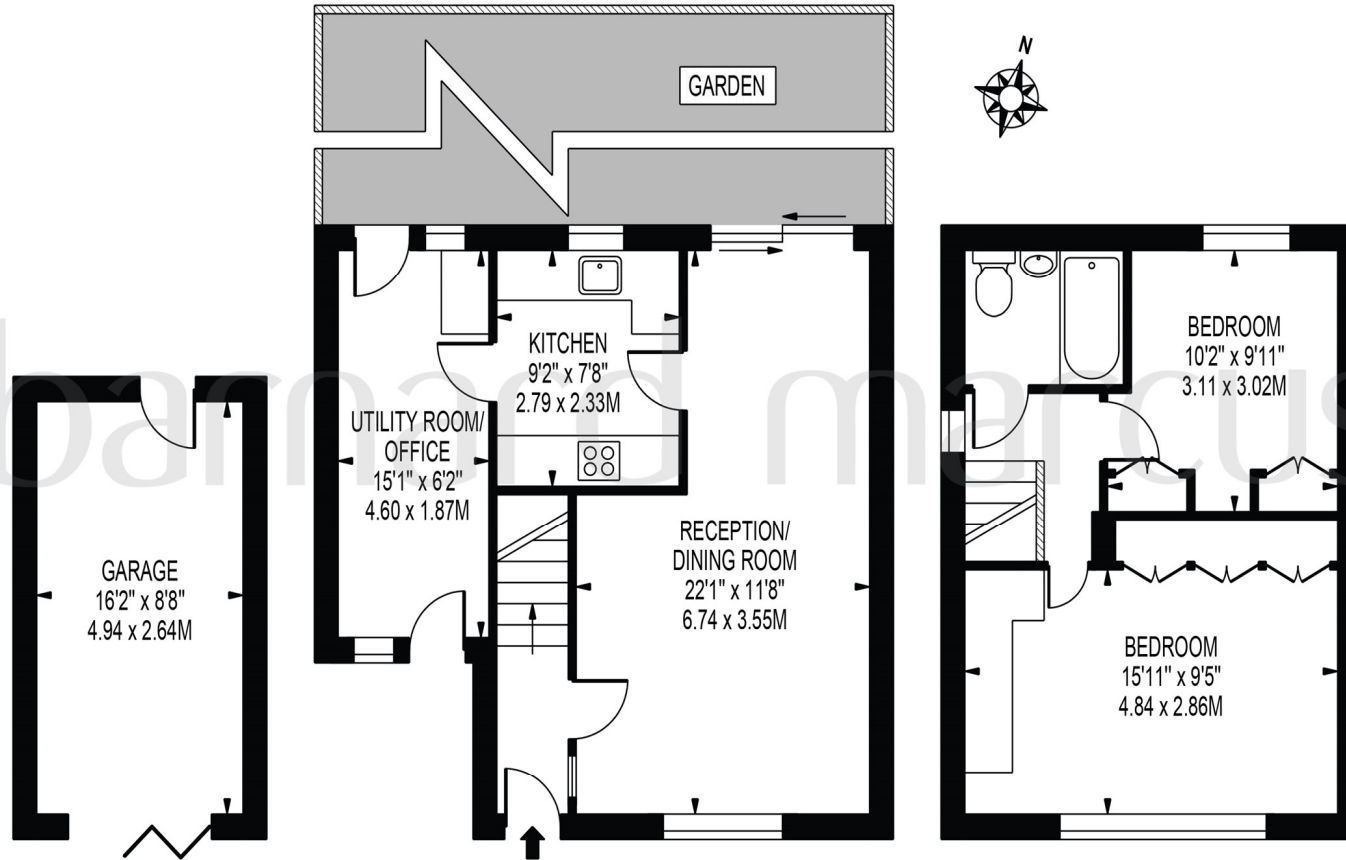


LAVENDER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 781 SQ FT - 72.54 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 140 SQ FT - 13.04 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 pleased to welcome to the market this well presented and larger than average two bedroom semi-detached home. Situated on a popular residential road this home is perfectly situated nearby popular primary schools and local amenities. This super home offers a large through lounge with a dining area to the rear and patio doors leading to a pretty rear garden. The separate kitchen also leads onto a convenient utility/office area with a door to the front for side access. As well as a driveway for off street parking you also benefit from a large garage. The first floor offers a substantial and bright master bedroom which originally was two separate rooms, restoring this space back to three bedrooms would be possible. The first floor also comprises of a family bathroom, a spacious second room with built in wardrobes as well as a loft for storage.

Lavender Close is ideally situated within walking distance to popular primary and secondary schools including Riverview Primary, West Ewell Primary, Epsom and Ewell High, and others only a short bus ride away. You also benefit from being on the doorstep of Horton Country Park offering a plethora of walking and bike routes, Horton Golf Club, Hobbledown Farm, David Lloyd Gym and Tesco Express. Chessington North Station is just 1 mile away.

welcome to

Lavender Road, EPSOM

- Two Bedroom Semi Detached Home
- Garage & Off Street Parking
- Large Through Lounge
- Good Condition Throughout
- Utility/Office Area

Tenure: Freehold EPC Rating: E

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106644



Property Ref:
EWE106644 - 0004

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.



barnard marcus



020 8393 0977



Ewell@barnardmarcus.co.uk



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



barnardmarcus.co.uk