

Cudas Close

2 Boutique Family Homes
For Sale
Launching Spring
2024

For more details, please contact


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Cudas Close, Epsom KT19 0QF


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marcus

welcome to

Cudas Close, Epsom

- Two New Build Homes
- 1 Detached Bungalow & 1 Detached House
- Exceptionally High Spec Throughout
- Driveway's & Garage For House
- Quiet Cul De Sac Location

Tenure: Freehold EPC Rating: Exempt

£1,000,000

A remarkable new build detached bungalow situated in a quiet cul de sac location offering three generous bedrooms plus a study with two bathrooms, large kitchen diner, spacious living space, driveway and a sizeable garden to the rear. Call Barnard Marcus to book a viewing.



view this property online [barnardmarcus.co.uk/Property/EWE106660](https://www.barnardmarcus.co.uk/Property/EWE106660)



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.

Property Ref:

EWE106660 - 0002

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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