



barnard marcus

Stoneleigh Park Road, Epsom KT19 0RF

welcome to

Stoneleigh Park Road, Epsom

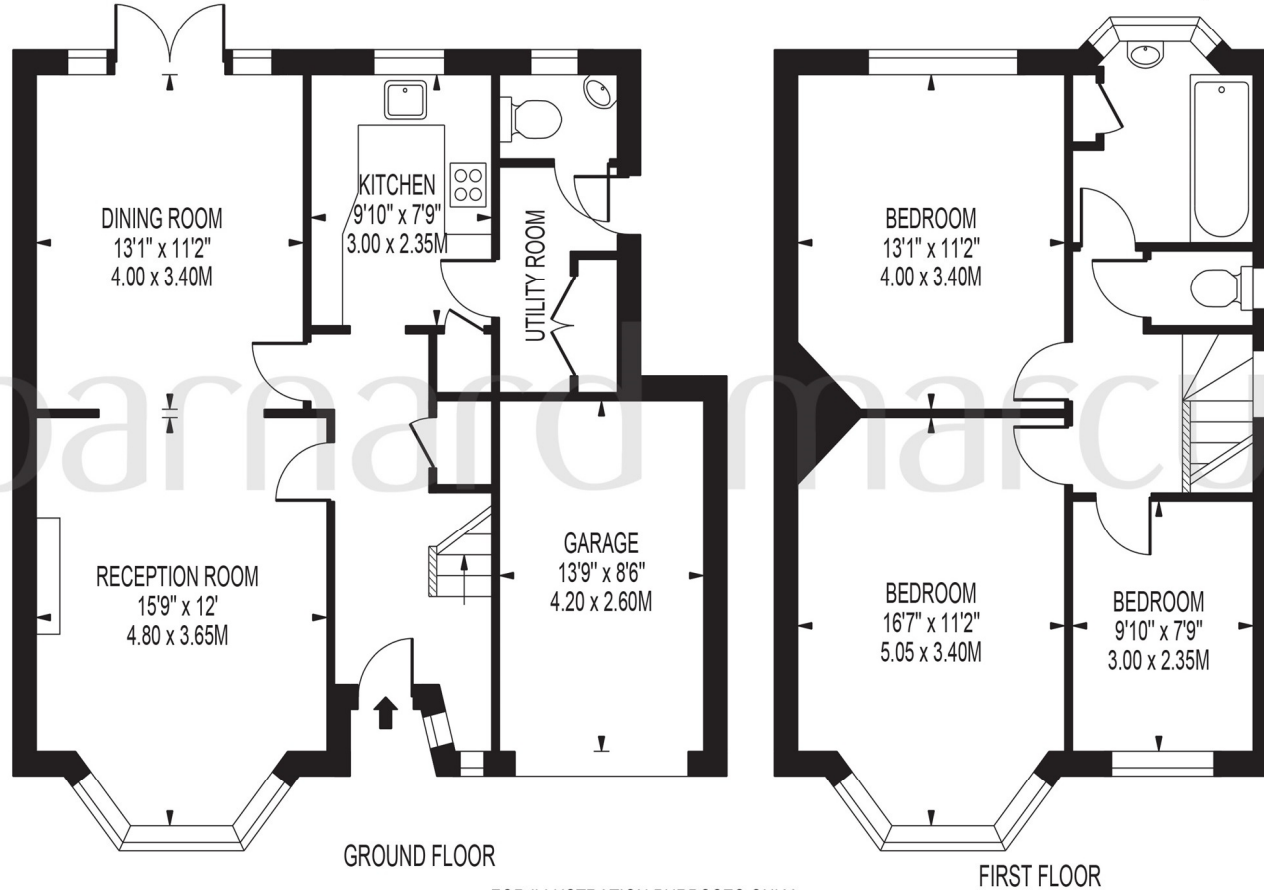
Barnard Marcus are delighted to introduce to you this immaculate three bedroom semi-detached house situated on the very popular Stoneleigh Park Road, Stoneleigh. Further benefits include off street parking, a beautiful landscaped garden, open plan living space and a three piece bathroom.



STONELEIGH PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1108 SQ FT - 102.93 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 118 SQ FT - 10.92 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.

As you approach this beautifully presented three bedroom semi-detached house situated on the very popular Stoneleigh Park Road, Stoneleigh, you will find a very modern driveway which can comfortably fit up to three cars, a garage attached to the right of the property which can be converted (STPP), a tremendous curb appeal and a very generous plot size. This lovely home offers so much potential with planning permission granted for a double-story side, single-story rear and a loft extension.

Walking through the property to the left you will find a very modern open plan reception room which is the perfect spot for family entertainment. This area boasts plenty of natural light throughout as there is a large bay window to the front of the property looking out onto the beautiful driveway.

The dining room is set to the rear of the property which is looking out on the south face garden. This spacious dining room is loved and utilised by its current owner. In our opinion this room can also accommodate a second reception room, family entertainment or an office.

The kitchen area boasts plenty of natural light with a view of the private rear garden, offering lots of storage space, in built oven and extractor fan with a utility area to the side of the kitchen and a lovely modern worktop.

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Stoneleigh Park Road, Epsom

- Planning Permission Granted for Double-Story Side, Single-Story Rear and Loft Extension
- Three Bedroom Semi-Detached House
- 0.1 Miles Away From Stoneleigh Station
- Stunning Landscaped Garden
- Close to Local Amenities and Ofsted Outstanding Schools

Tenure: Freehold EPC Rating: E

guide price

£750,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106672



Property Ref:
EWE106672 - 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.

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