



Gatley Avenue, Epsom KT19 9NQ

welcome to

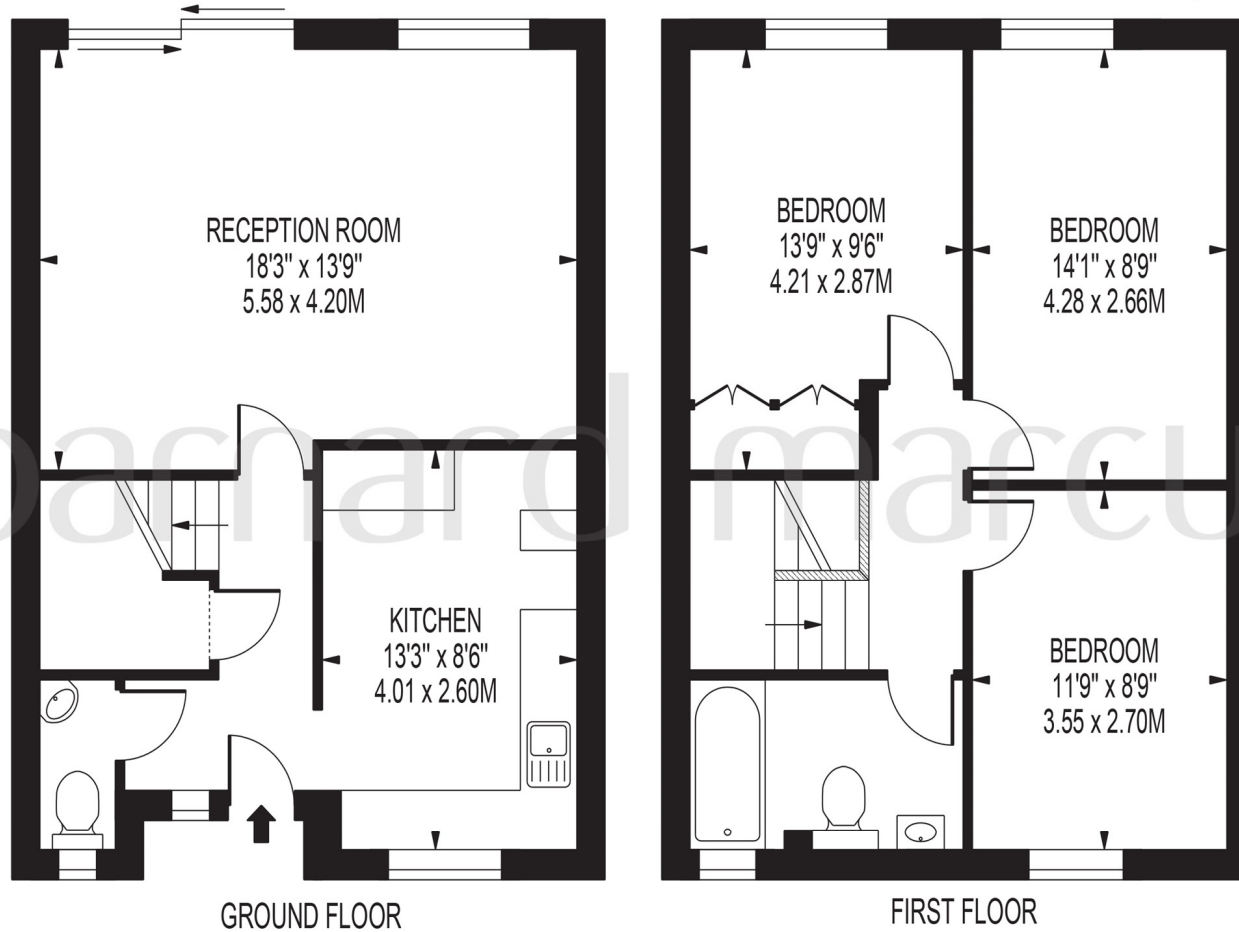
Gatley Avenue, Epsom

Barnard Marcus Estate Agents are pleased to bring to the market this fantastic three bedroom terraced family home. This property is being sold with no onward chain and is ideal for first time buyers and investors alike.



GATLEY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 966 SQ FT - 89.76 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.

Located within a convenient location in West Ewell, this three-bedroom terraced home benefits from fantastic spacious accommodation and offers a great amount of potential to put your own stamp on. The home comprises of an entrance hall with downstairs W/C leading through to a generous living/dining room across the back of the property. The separate kitchen completes the ground floor offering ample unit space and opportunity for breakfast area. To the first floor there are three well-proportioned double bedrooms plus a family bathroom. Outside to the front is a driveway and to the rear is a low maintenance south west facing garden with a paved terrace. Sold with no onward chain.

The property is located in a quiet residential road nearby to local shops with Tesco's Express a stonethrow away, local Primary and Secondary schools are also on your doorstep and services such as local bus routes giving access to Epsom or Kingston and both Ewell West (Zone 6) and Tolworth train stations in close proximity.

welcome to

Gatley Avenue, Epsom

- Three Double Bedrooms
- Popular Residential Road Ideally Located For Shops And Transport Links
- South West Facing Rear Garden
- Driveway & Rear Access
- No Onward Chain

Tenure: Freehold EPC Rating: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106682



Property Ref:
EWE106682 - 0012

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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