



**Lakehurst Road, Epsom KT19 0ES**



**welcome to**

**Lakehurst Road, Epsom**

Welcomed to the market with no onward chain is this cleverly extended, renovated three/four bedroom semi detached chalet bungalow with a driveway and substantial garden. Situated in a popular residential road in Ewell Court a viewing is highly recommended.

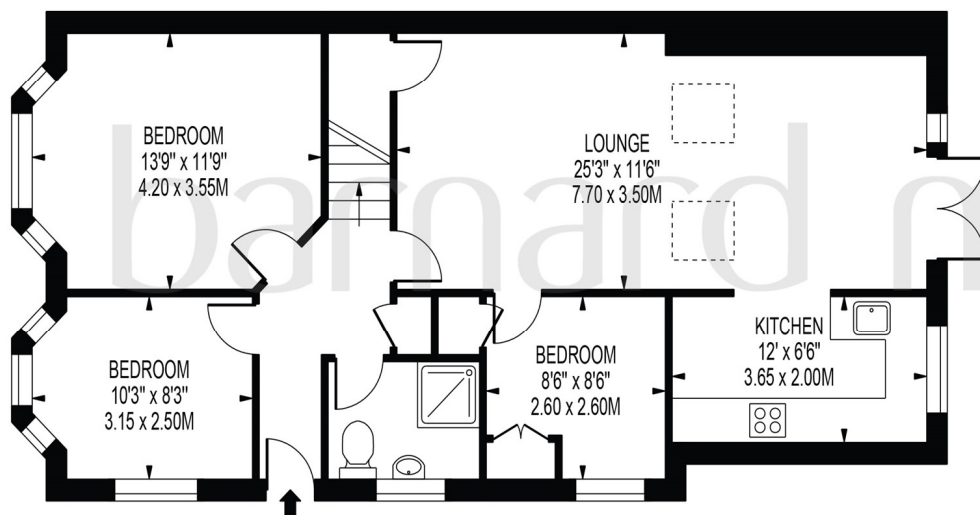


## LAKEHURST ROAD

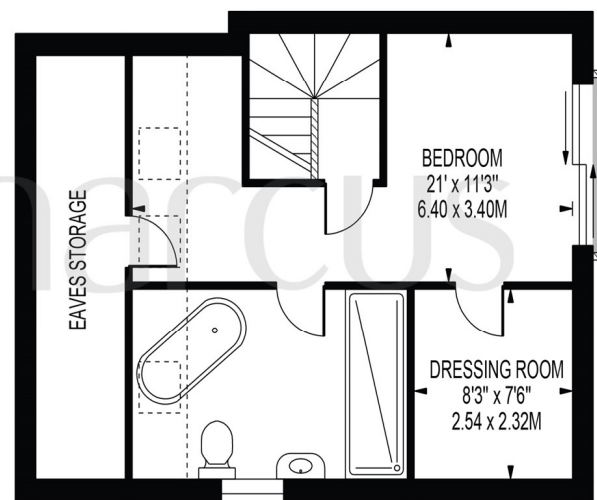
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1308 SQ FT - 121.56 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 137 SQ FT - 12.76 SQ M



GROUND FLOOR



FIRST FLOOR

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 recently renovated and extended three bedroom semi detached chalet bungalow. Situated in the popular Ewell Court location in West Ewell, this property is being offered to the market with no onward chain. To the front of the property there is a spacious driveway and side access leading to the garden and outhouse. The ground floor offers two generous double bedrooms, a modern family shower room plus a large through lounge to the rear of the property leading to the recently fitted kitchen which is flooded with natural light. Leading off of the living area there is a convenient separate third bedroom/study area with a window and built in storage. Leading to the first floor there is a magnificent principal suite benefiting from a Juliet balcony overlooking the rear garden, a dressing room and a stunning three piece en suite. There is also further space on the first floor for an office area. With Velux windows and patio doors this room is bright, airy and spacious and has also retained the useful eaves storage.

Lakehurst Road is very well located for outstanding schools including West Ewell Primary School (Ofsted 'Outstanding'). Ewell Court House is situated at the end of Lakehurst Road, offering beautiful historic grounds and lakes as well as a library and café. Stoneleigh train station is under a mile away with access into London Waterloo. An early viewing comes highly recommended.

welcome to

## Lakehurst Road, Epsom

- No Onward Chain
- Recently Renovated & Extended
- Spacious Rooms & Modern Bathrooms
- Impressive Master Bedroom With En Suite & Dressing Room
- Study/Fourth Bedroom

Tenure: Freehold EPC Rating: C

# £690,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106571](https://barnardmarcus.co.uk/Property/EWE106571)



Property Ref:  
EWE106571 - 0002

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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barnard marcus



**020 8393 0977**



[Ewell@barnardmarcus.co.uk](mailto:Ewell@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)