



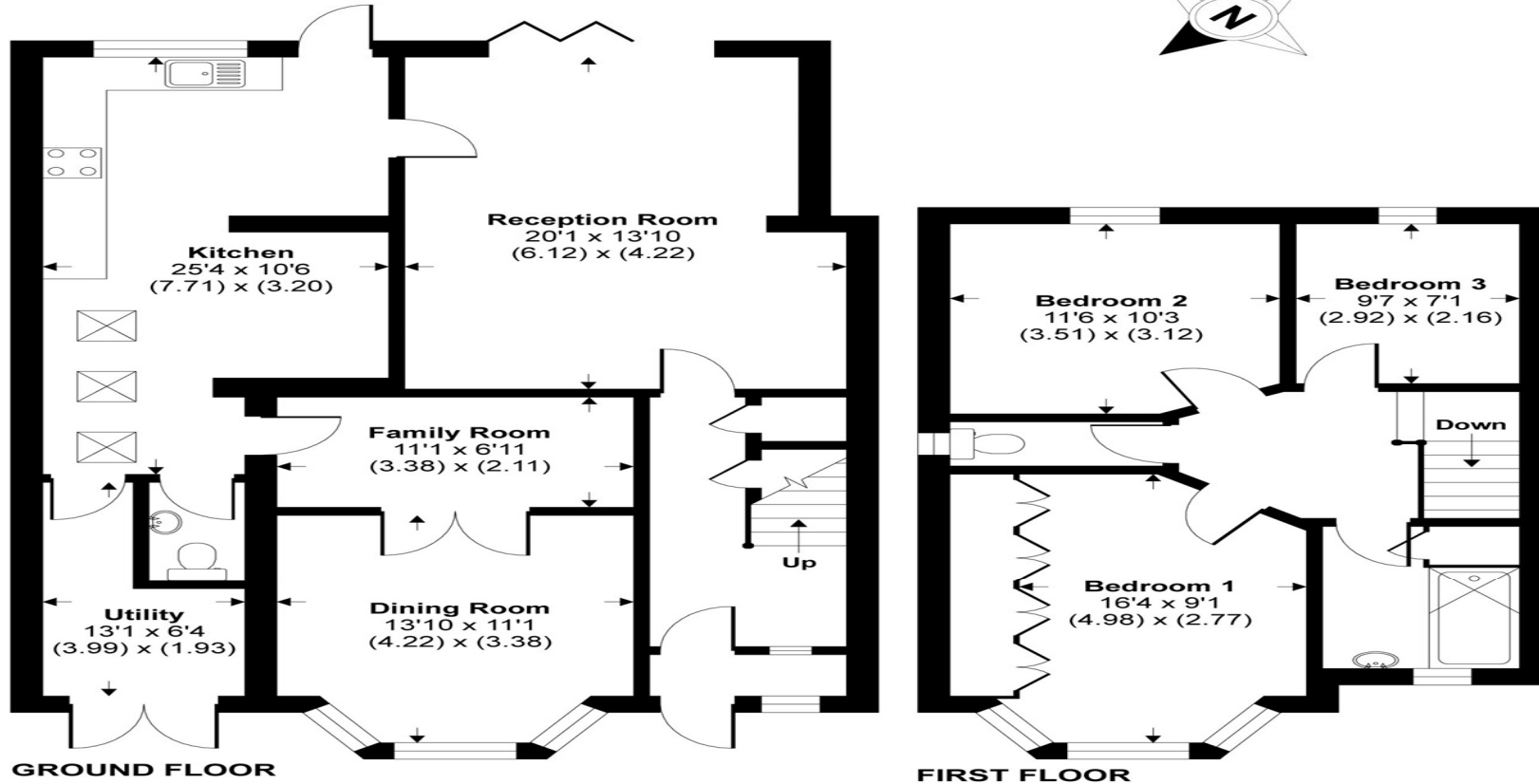
Stoneleigh Park Road, Epsom KT19 0QY

welcome to

Stoneleigh Park Road, Epsom

Barnard Marcus Estate Agents in Ewell are delighted to market this attractive three bedroom semi-detached property, with no onwards chain, in close proximity to Stoneleigh station and excellent local schools. Call now to arrange your viewing.





Stoneleigh Park Road, Epsom, KT19

APPROX. GROSS INTERNAL FLOOR AREA 1499 SQ FT 139.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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This attractive three bedroom semi-detached family home is situated in a desirable residential road in Stoneleigh, close to the Ofsted 'Outstanding' The Mead Infants School and the Ofsted 'Good' Auriol Junior School. Beautifully presented throughout, the ground floor boasts an open plan through lounge/diner with French doors leading to the beautiful secluded garden. In addition, there is a spacious and modern kitchen which benefits from integrated appliances and a freestanding gas cooker. Off the kitchen, there is a utility room and downstairs W/C. The ground floor is completed with an additional office and reception room. Upstairs, there are three well-proportioned bedrooms, the master benefiting from fitted wardrobes, a separate family bathroom and toilet. Externally the rear garden is particularly secluded with mature trees and shrubs. To the front there is a driveway offering parking for two cars as well as a porch upon entry. Stoneleigh Station provides a direct link to London Waterloo in approximately 30 minutes and the property is well connected for bus routes to local towns such as Epsom & Kingston. Stoneleigh Broadway offers a convenient array of shops and restaurants and the property is well positioned for fantastic schools including The Mead Infants School (Ofsted 'Outstanding') and Auriol Junior School (Ofsted 'Good'). Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

welcome to

Stoneleigh Park Road, Epsom

- Spacious Three Bedroom Semi Detached Family Home
- Office and Reception Room
- Modern Kitchen and Bathroom
- Private And Landscaped Rear Garden
- No Onward Chain

Tenure: Freehold EPC Rating: D

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106713



Property Ref:
EWE106713 - 0007

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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