



Curtis Road, Epsom KT19 0LG

welcome to

Curtis Road, Epsom

A rare opportunity to purchase this tremendous three bedroom semi-detached home offering a magnificent rear garden space and potential to extend to create a large family home. Situated in a quiet residential road but still within walking distance of train station, bus stops, supermarkets & schools.

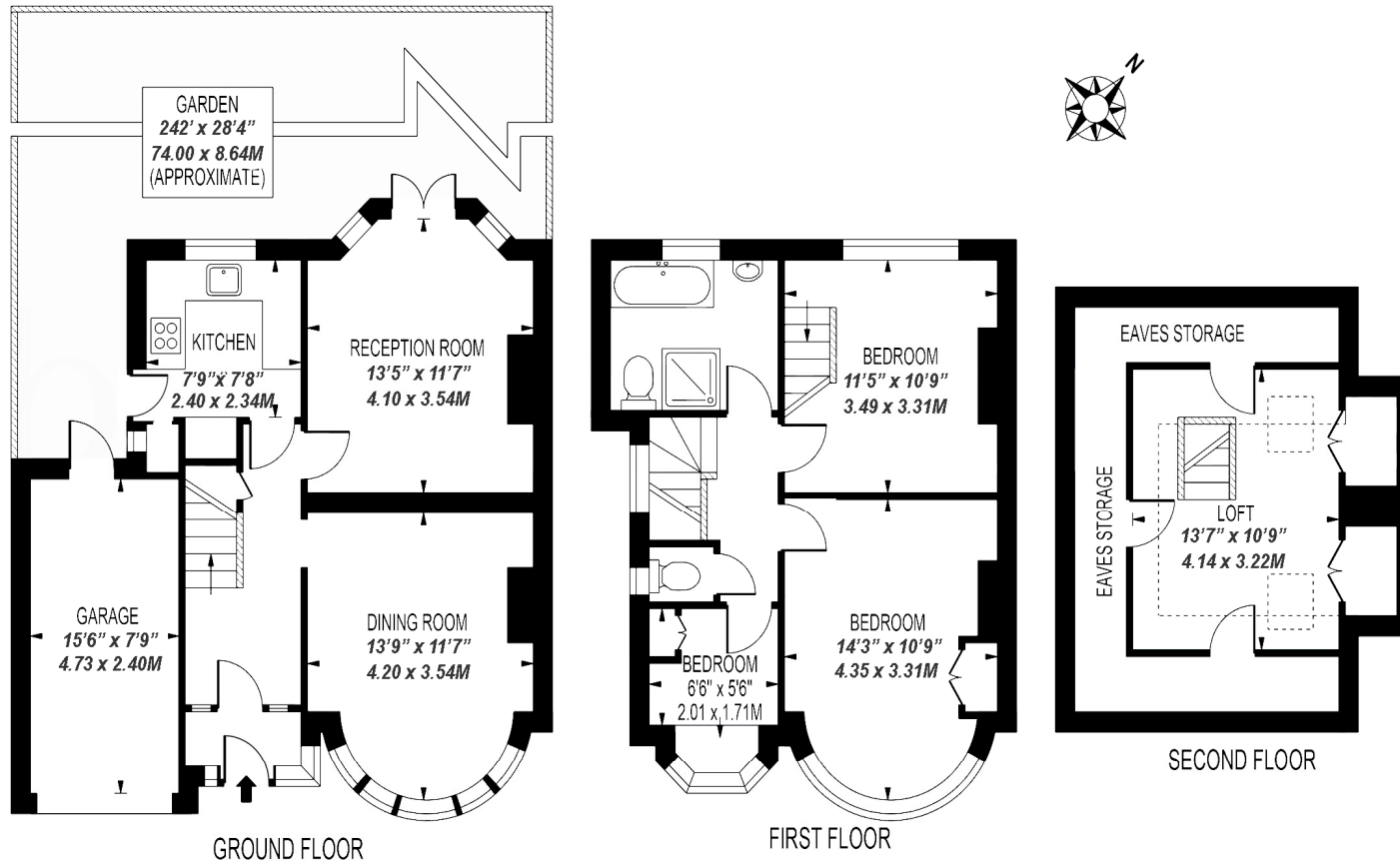


CURTIS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1208 SQ FT 112.25 SQ M**

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **122 SQ FT 11.35 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.

Welcomed to the market with no onward chain is a wonderfully unique and spacious three bedroom semi-detached home. This remarkable home comprises of an attractive front garden & driveway, a garage, three spacious bedrooms, two reception rooms a kitchen and family bathroom. However, the most unique feature of this home is the significant rear garden. This superb outdoor space lengthens to circa 250 ft, with a variety of mature fruit trees, the different zones of the garden are perfect for a growing family. Just some benefits include a patio area directly outside your back door, a chicken coop, a vegetable patch and a wood fire oven for evening dinners. The house offers great space currently but offers huge potential to extend further with space to the side, back and further in the loft space. The current owners have created a converted loft room perfect for evening time with a magnificent view of the garden and nature reserve located behind the house. Downstairs offers two large reception rooms and a separate kitchen ready to move in to but with scope to develop further and extend to create a forever home. The upstairs offers two generous double bedrooms, a bathroom with separate bath & shower plus a wc & third bedroom with the ability to enlarge by removing the second wc and incorporating that space into the third bedroom.

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- Tremendous Plot Size
- Circa 250ft Garden
- Three Bedrooms
- Converted Loft Space
- Potential To Extend (STPP)

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106636



Property Ref:
EWE106636 - 0004

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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