



Pams Way, Epsom KT19 0HX

welcome to

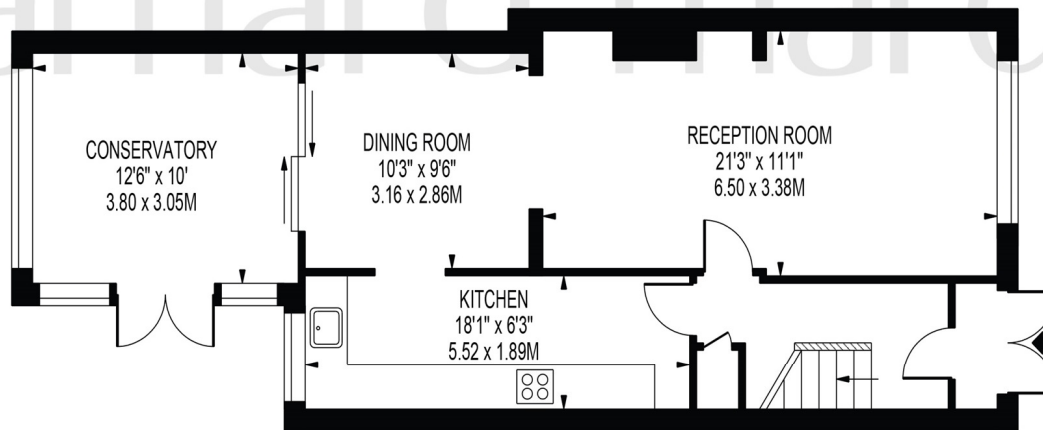
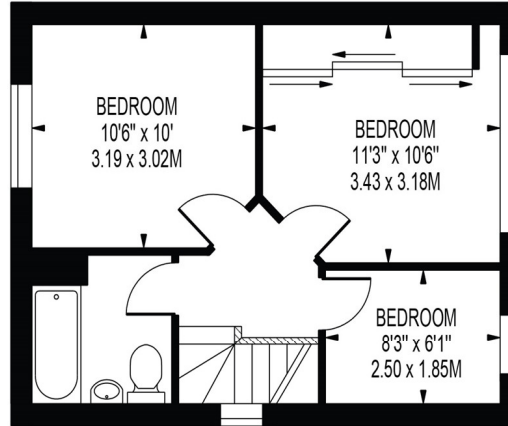
Pams Way, Epsom

Barnard Marcus are extremely delighted to welcome to the market this great three-bedroom family home set on a highly popular road in the heart of Ewell court.



PAMS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1030 SQ FT - 95.73 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.

Barnard Marcus are extremely delighted to welcome to the market this stunning three-bedroom family home set on a highly popular road in the heart of Ewell court and a stone's throw from The Hogsmill River and Ewell Court. This semi-detached home offers great and flexible accommodation and offers a great amount of potential.

The property itself comprises an entrance hall with access to understairs storage and a door to the spacious living room, which in turn leads into the dining area which in turn leads into a versatile conservatory space, with patio doors opening to the garden. The bright galley kitchen boasts a large amount of in-built storage space and can be accessed through the hallway or through the dining room. On the first floor there are three bedrooms, two doubles and a single, all served by the family bathroom.

Outside to the front there is a driveway offering off street parking for multiple cars and provides side access to the rear garden. The west facing garden is spacious and extremely well-presented and benefits greatly from a wonderful and newly landscaped paved terrace and new fences throughout.

welcome to

Pams Way, Epsom

- Set Within An Extremely Popular Residential Road In The Sought After Ewell Court Area
- Three-Bedroom Family Home
- Well-Presented and Spacious Rear Garden
- Off-Street Parking for Multiple Cars
- Potential to Extend SSTP

Tenure: Freehold EPC Rating: Awaited

£640,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE105515



Property Ref:
EWE105515 - 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.

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.


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