



barnard marcus

**Kingston Road, EPSOM KT19 0BS**





**welcome to**

**Kingston Road, EPSOM**

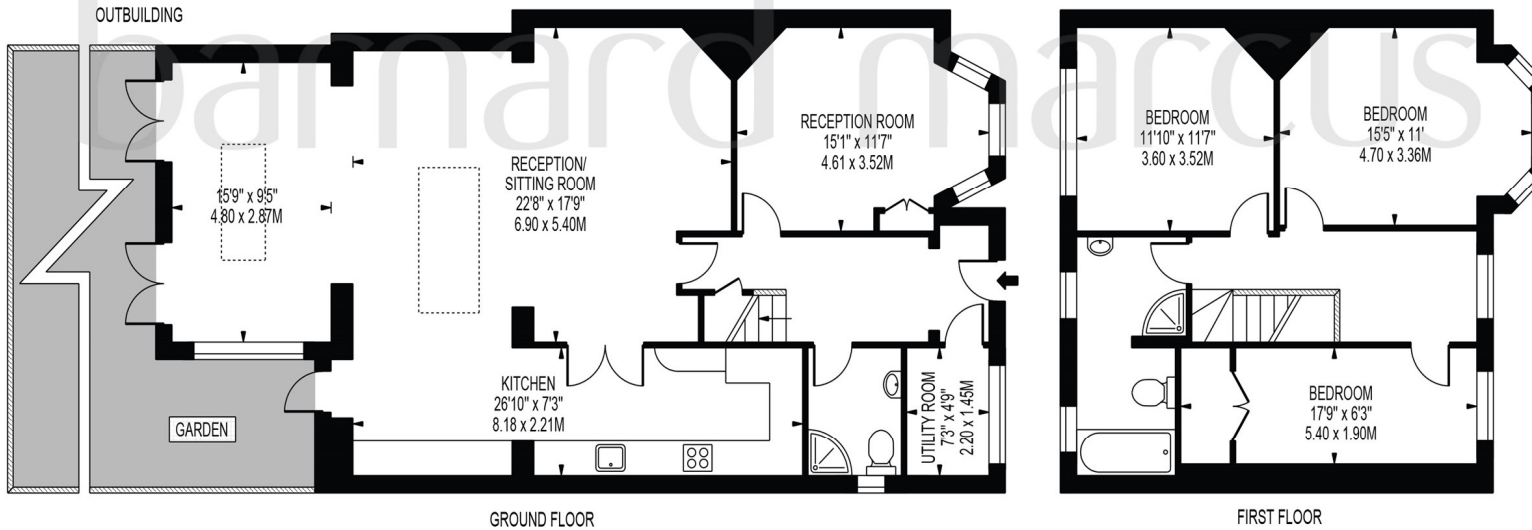
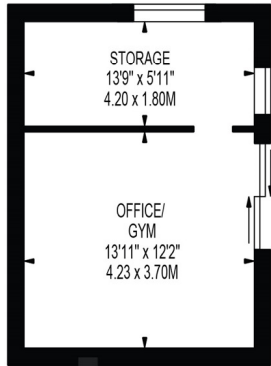
Barnard Marcus are delighted to present to the market this great opportunity to purchase a larger than average and well-presented 1930's three-bedroom semi-detached family home, that features a spacious than rear garden off street parking.



# KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1721 SQ FT - 159.92 SQ M  
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 253 SQ FT - 23.52 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.

The property has undergone thorough refurbishment and extension work in recent years and offers a stunning kitchen/dining/ living space to the rear with a large feature skylight. Bi folding doors provide the link between the indoor and outdoor spaces. In addition to the kitchen the ground floor is also served by a utility room.

Further features to note downstairs include a spacious lounge with a bay window towards the front of the property and a handy downstairs bathroom.

To the first floor are three spacious bedrooms next to a large family bathroom with separate shower cubicle and bath. All three bedrooms include a good amount of built-in storage.

Towards the front of the property a paved driveway provides parking for multiple cars, whilst to the rear is a spacious garden, at the end of which is an outbuilding that is currently being used as gym.

This house is conveniently situated within walking distance to local schools such as The Mead, Cuddington Primary, Danetree Primary, West Ewell and Epsom & Ewell High. You have Aldi supermarket only a stones throw away and a choice of other shops and restaurants. Located on the bus routes for Kingston Town Centre and Epsom Town Centre as well as being under a mile away from Stoneleigh Station getting you into London Waterloo in 30 minutes.

welcome to

## Kingston Road, EPSOM

- No Onwards Chain
- Well-Presented
- Off-Street Parking for Multiple Cars
- Spacious Garden
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£675,000**



**view this property online** [barnardmarcus.co.uk/Property/EWE106676](https://www.barnardmarcus.co.uk/Property/EWE106676)

Please note the marker reflects the postcode not the actual property



Property Ref:  
EWE106676 - 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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