



barnard marcus

Kingston Road, Epsom KT19 0BS

welcome to

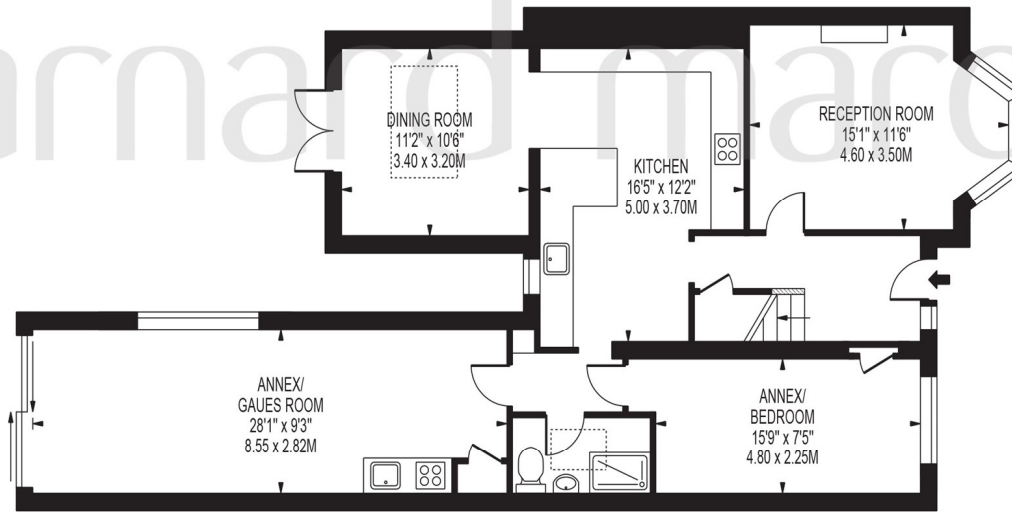
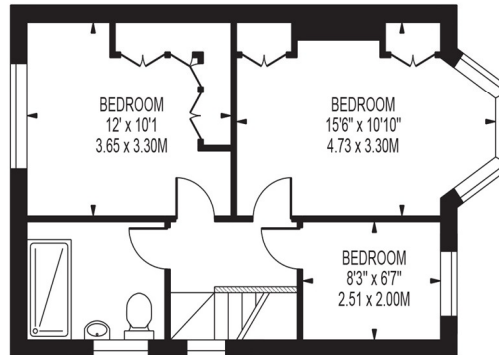
Kingston Road, Epsom

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: 1474 SQ FT - 136.96 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.

Situated in West Ewell this extended three-bedroom semi-detached home comprises of an entrance hall with access to the spacious and bright reception room, across the rear of the property there is a large modern kitchen with an seating area and a large feature skylight. From the rear you will have direct access to the well-presented private garden.

The ground floor offers flexible accommodation and currently is set out to include an additional bedroom, bathroom and games room. This space has been designed to be used as an annex for guests and proves spacious accommodation that also has access to the rear garden.

To the first floor there are three bedrooms, two of which are good size doubles. The family bathroom is also on the first floor and again has been modernised throughout. To the front of the property there is a driveway providing off street parking for multiple cars. To the rear there is a fantastic private garden that backs on directly to the Old Haileyburian playing fields.

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

- Three Well-Proportioned Bedrooms
- No Onwards Chain
- Spacious & Well-Presented Garden
- Excellent Condition Throughout
- Newly Installed High-Specification Kitchen

Tenure: Freehold EPC Rating: C

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/EWE106743



Property Ref:
EWE106743 - 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.

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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