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Francis Close, Epsom KT19 0JT


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welcome to

Francis Close, Epsom

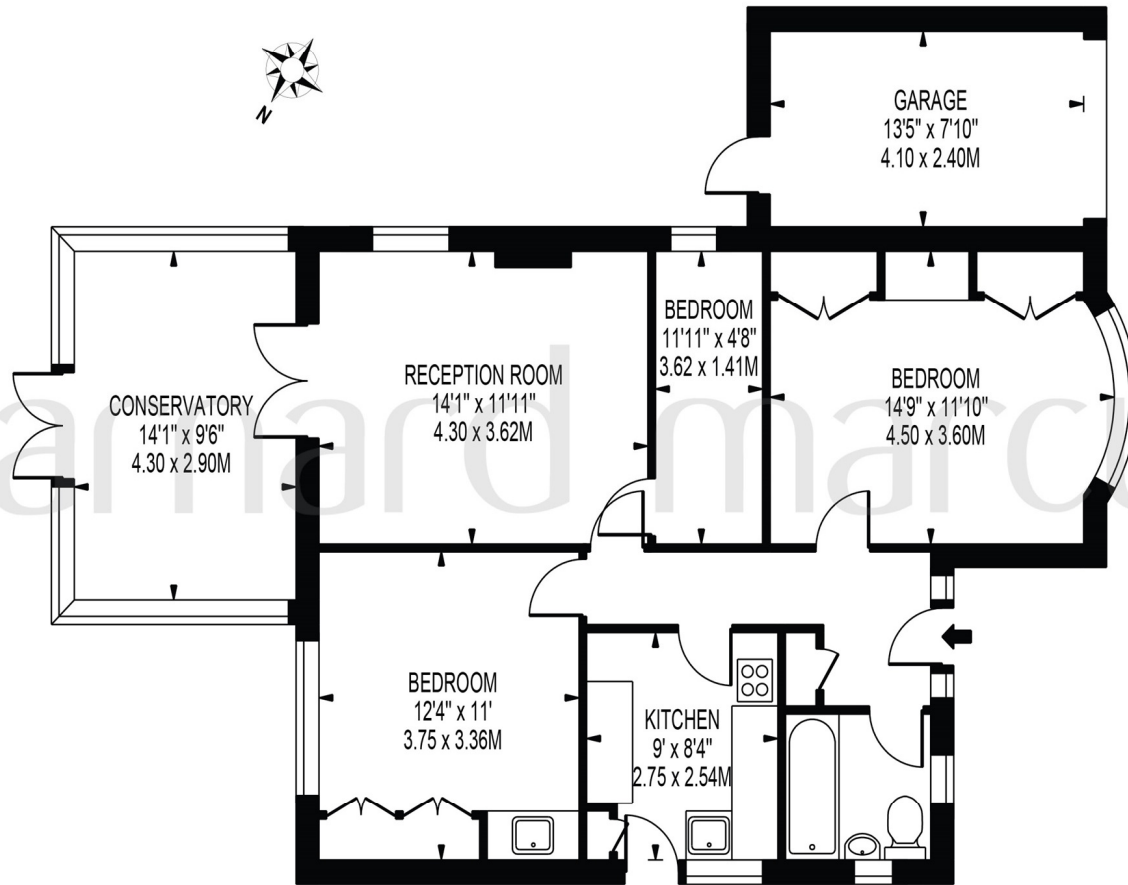
Barnard Marcus Estate Agents are delighted to welcome to the market this extended three bedroom detached bungalow set in a highly sought after cul de sac in Ewell with an exceptional private garden.



FRANCIS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 878 SQ FT - 81.61 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 106 SQ FT - 9.84 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.

A superb three-bedroom detached bungalow situated on a corner plot with fantastic potential and already generous space. There is a large, paved driveway to the front offering ample off-street parking as well as an integral garage. This home offers two large double bedrooms, a single bedroom, good sized kitchen plus a generous living space with a new conservatory added to the rear. The property also benefits from a new roof and is well maintained throughout.

Situated within walking distance to Tolworth & Stoneleigh train station and its transport links and benefits from being close to many good local schools. The area is supported by a number of parks and is also serviced by both Tolworth station and Stoneleigh Stations. The A3 provides quick access in to London, the M25 and surrounding areas and a great range of shops.

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- Detached Bungalow Three Bedroom Bungalow
- Cul-De-Sac Location
- Garage
- Off-Street Parking for Multiple Cars
- Large Conservatory

Tenure: Freehold EPC Rating: Awaited

£635,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106631



Property Ref:
EWE106631 - 0003

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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