



Fairfield Way, Epsom KT19 0EF

welcome to

Fairfield Way, Epsom

A three bedroom rear extended house situated on a quiet road in Ewell Court, with a secluded large rear garden, driveway and garage, This house is sold with no onward chain.

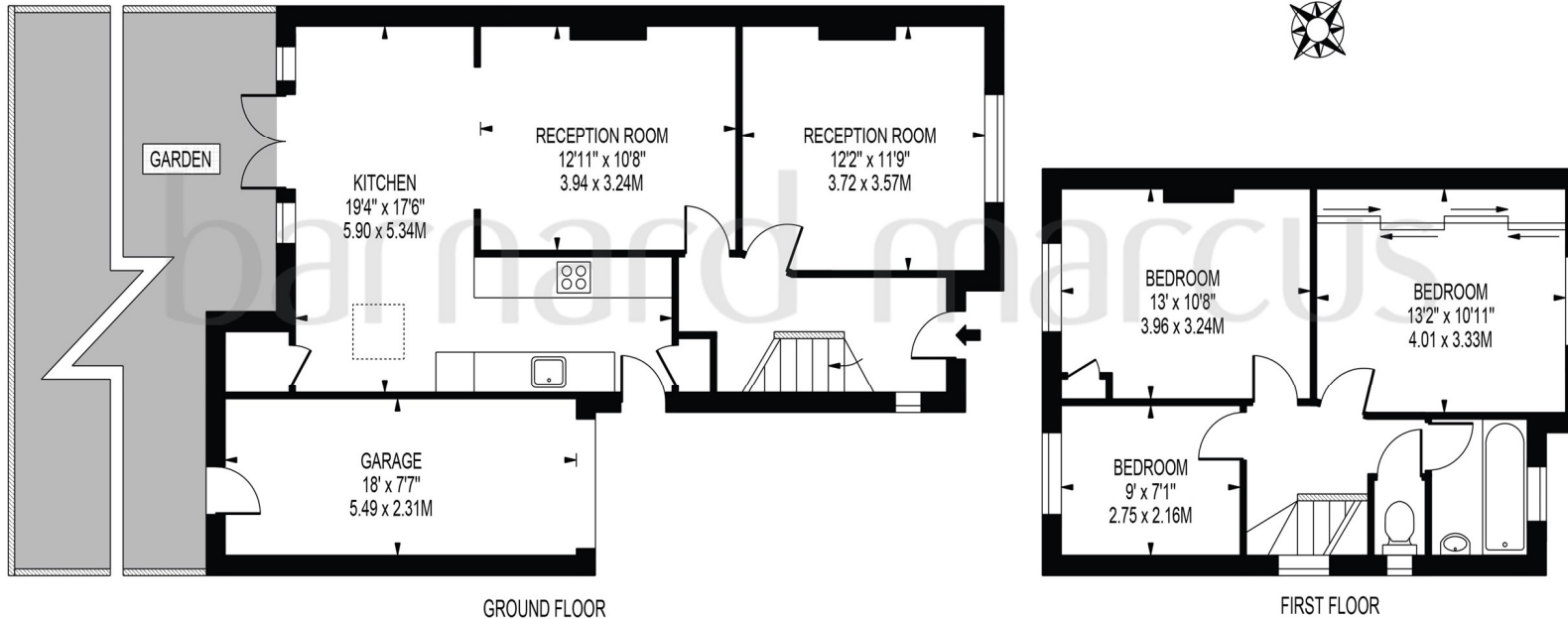


FAIRFIELD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1072 SQ FT - 99.63 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 136 SQ FT - 12.68 SQ M



GROUND FLOOR

FIRST FLOOR

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.

Brought to the market with no onward chain, this delightful three-bedroom semi-detached home is situated in the highly sought-after area of Ewell Court, offering a perfect blend of modern living and traditional charm. The property benefits from a spacious ground floor rear extension, providing additional living space ideal for family gatherings or entertaining.

Upon entering, you're greeted by a welcoming hallway leading to a generous living room, followed by a light-filled, extended kitchen/dining area that overlooks the secure rear garden. Upstairs, you'll find three well-proportioned bedrooms, ideal for growing families or those needing a home office.

Externally, the property features a large private rear garden, perfect for outdoor living, a driveway providing off-street parking for multiple vehicles, and a garage offering ample storage space or potential for further development (subject to planning permissions).

Located in a popular pocket of Ewell Court, the home enjoys close proximity to local schools, parks, and transport links, making it an ideal choice for families and professionals alike. This home offers a fantastic opportunity to move into a vibrant community with all the comforts of modern living.

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Fairfield Way, Epsom

- Three Bedroom Semi Detached
- Rear Extended
- Driveway & Garage
- Private Rear Garden
- Potential To Extend Further (STPP)

Tenure: Freehold EPC Rating: E

offers over

£590,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106717



Property Ref:
EWE106717 - 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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barnard marcus



020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk