



Poplar Crescent, Epsom KT19 9ER

welcome to

Poplar Crescent, Epsom

A three bedroom semi-detached house situated in a sought-after residential area,



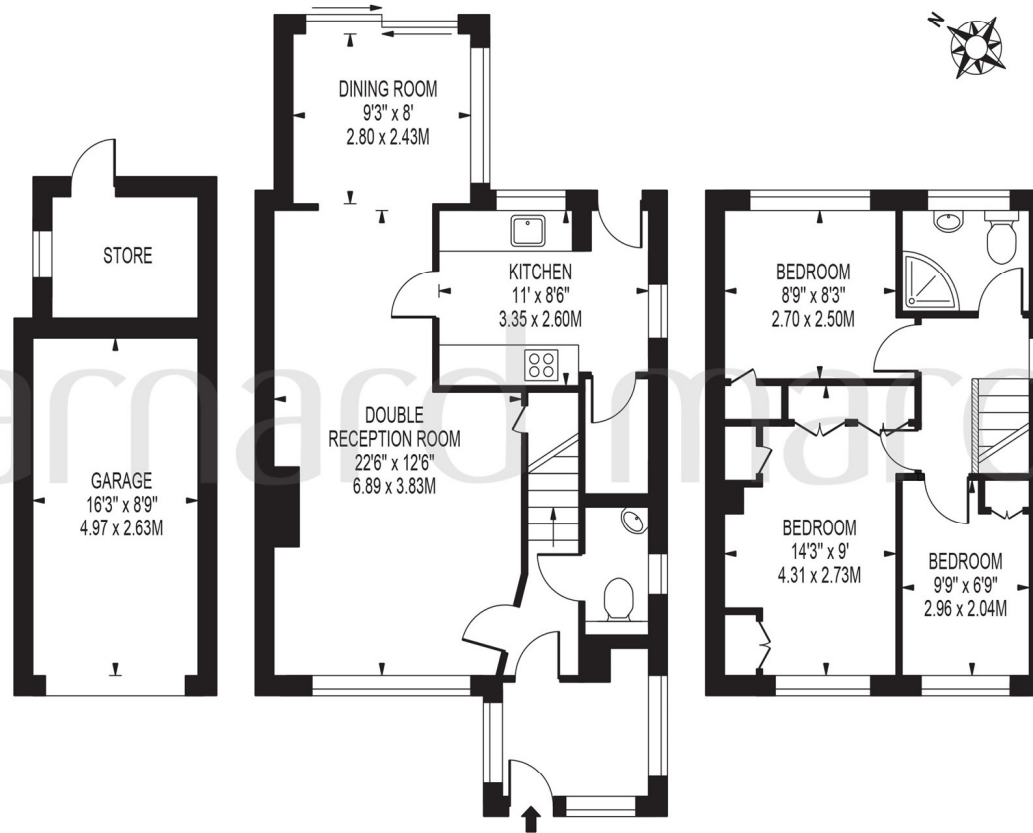
POPLAR CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 918 SQ FT - 85.25 SQ M

(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 141 SQ FT - 13.07 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 45 SQ FT - 4.14 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.

This spacious semi-detached home offers a fantastic opportunity for families and buyers seeking a versatile and generously proportioned property. Boasting two well-sized reception rooms, a bright and functional kitchen, and three generous bedrooms, this home provides ample living space for comfortable family life.

The ground floor features two reception rooms, ideal for entertaining, dining, or creating a dedicated home office space. The kitchen is well-proportioned and practical, while the layout of the home offers flexibility to suit a variety of lifestyle needs.

Upstairs, there are three good-sized bedrooms, along with a family bathroom, ensuring plenty of room for growing families or guests. The property also benefits from a garage, providing additional storage or parking space.

Presented in a condition ready to move into, this home also offers scope for buyers to enhance or personalise it to suit their own tastes over time.

Situated in a sought-after residential area, this detached property combines space, potential, and convenience, making it an ideal purchase for those looking for their next family home. Being sold chain-free, this is an excellent opportunity not to be missed!

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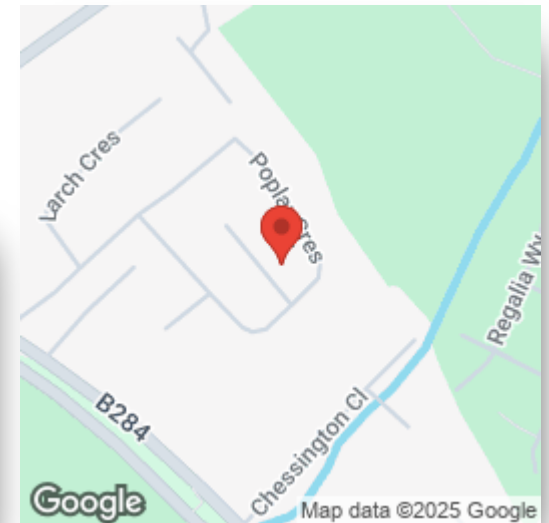
Poplar Crescent, Epsom

- Chain Free
- Garage
- Great Options To Extend Further (STPP)
- Close To Shops & Local Amenities
- Close To Primary & Secondary Schools

Tenure: Freehold EPC Rating: D

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106192



Property Ref:
EWE106192 - 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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