



Cox Lane, Epsom KT19 9LZ

welcome to

Cox Lane, Epsom

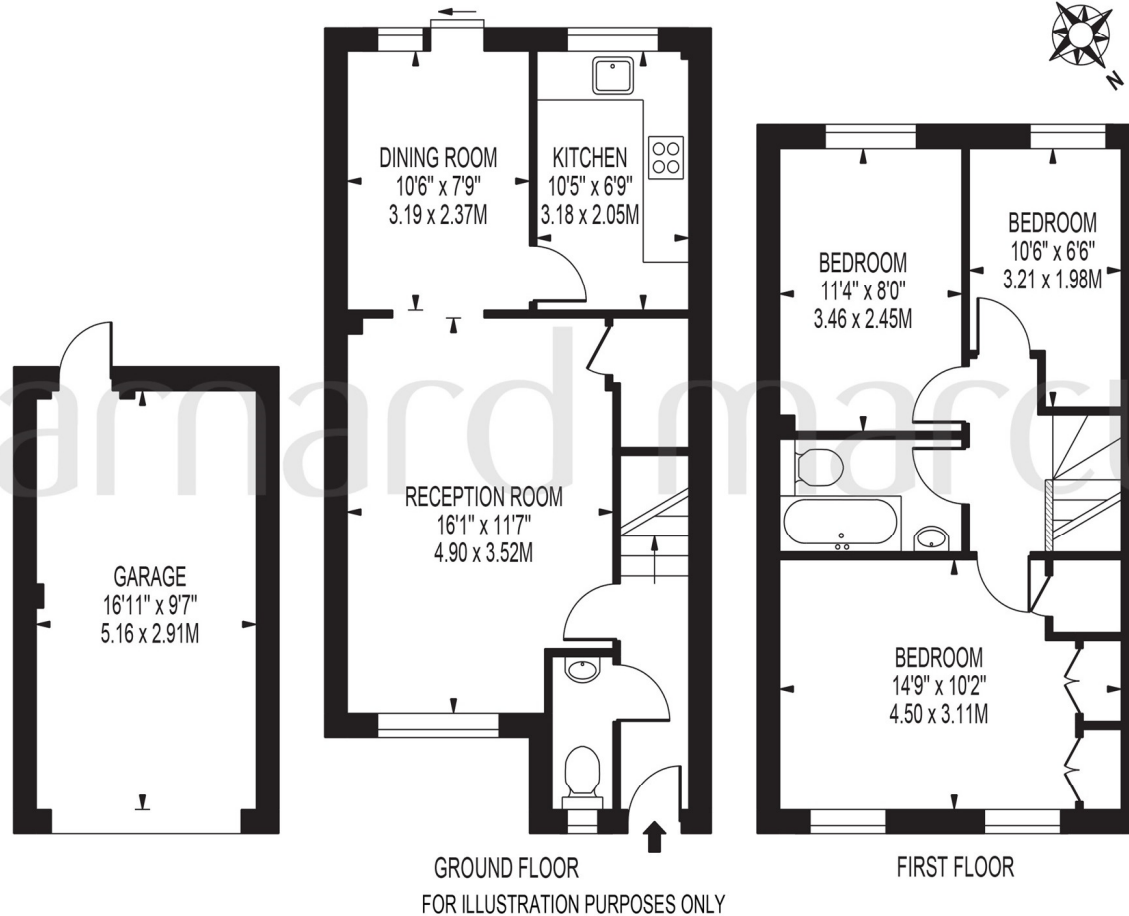
Barnard Marcus are pleased to present this stunning three-bedroom family home situated in a popular residential road in West Ewell.



COX LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 818 SQ FT - 75.95 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 162 SQ FT - 15.02 SQ M



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.

Presented to the market with no onwands chain is this superb three bedroom family home situated in a quiet and popular residential location. The ground floor of the property has been recently updated and boasts a bright and spacious dual-aspect lounge dining room allowing for plenty of natural light. Continuing through the lounge/diner, there is an exceptional, recently fitted kitchen with doors to the rear garden. The kitchen boasts tiled floor, high specification work surfaces with tiled splash backs and integrated appliances as well as an abundance of cupboard space. Two well-proportioned double bedrooms are found on the first floor accessed from the landing which has a storage cupboard in addition to a good sized third bedroom. The first floor is completed with a family bathroom. Externally there is and paved driveway for multiple cars to the front and to the rear is southwest facing private garden. Further benefits include a spacious garage and potential to extend further SSTP. With so much to offer we recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

West Ewell is located just outside Ewell Village and benefits from having its own railway station with direct access to Waterloo in around 30 minutes. There is a good selection of schools nearby catering for all ages, and 400 acre Horton park country club is also within close proximity. There are the restaurants and bars of Epsom and Ewell nearby as well.

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- No-Onwards Chain
- Three-Bedroom Family Semi-Detached House
- Well-Presented
- Garage
- Parking For Multiple Cars

Tenure: Freehold EPC Rating: D

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106671



Property Ref:
EWE106671 - 0006

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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