



**Riverview Road, Epsom KT19 0LF**



**welcome to**

**Riverview Road, Epsom**

A well-presented and extended three bedroom family home situated on a popular road nearby local schools, transport and amenities.



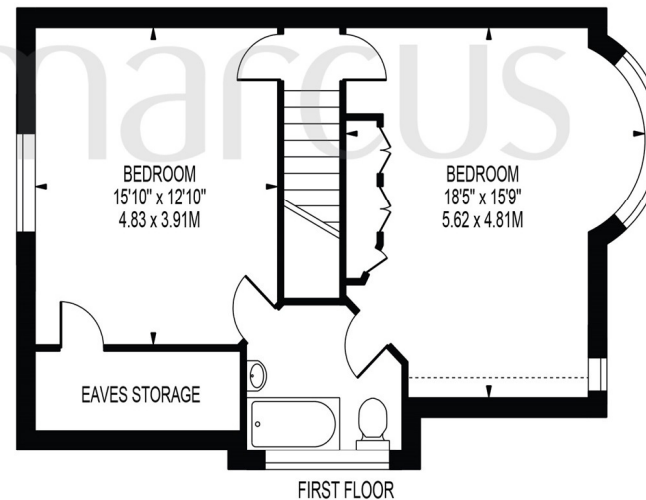
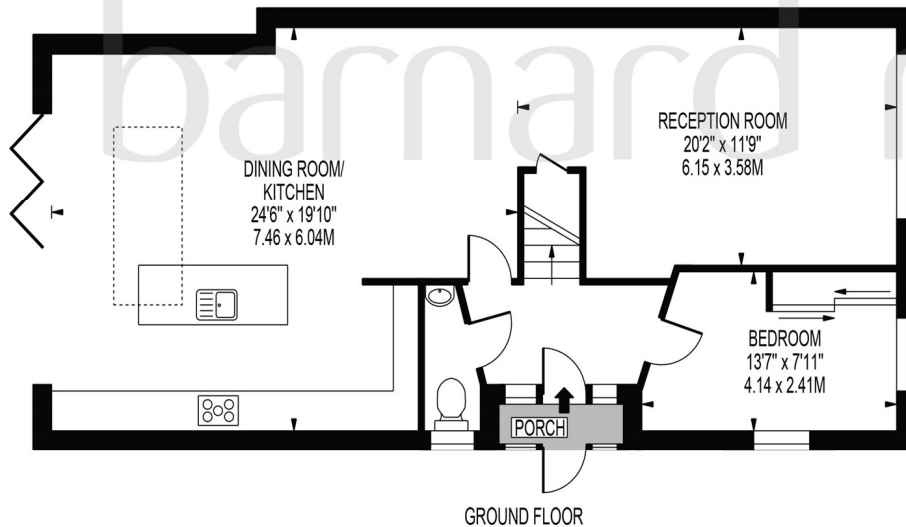
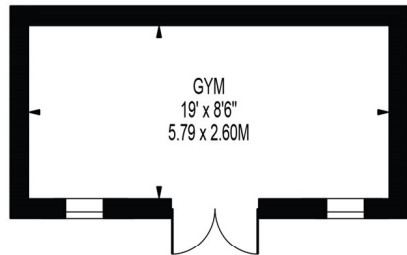
## RIVERVIEW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1454 SQ FT - 135.04 SQ M**

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GYM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **54 SQ FT - 4.98 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GYM: **162 SQ FT - 15.05 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.

We are pleased to welcome to the market this fantastic three bedroom chalet style semi detached home situated in a popular location in West Ewell. This super home has been decorated and upgraded throughout, it offers vast space which is perfect for family living. Downstairs offers a larger than average living area which flows into a significant open plan kitchen/dining area, there is also a downstairs wc and third bedroom. Upstairs offers two considerable size bedrooms with a modern Jack and Jill bathroom and loft space for storage. There is a good size rear garden with a Summer House perfect for a working from home space. The home will also be sold with the Jacuzzi located in the rear garden.

This house is ideally situated nearby local schools, supermarkets, as well as easy access to the A3 and only 0.6 miles from Tolworth Station (Zone 5) this is a perfect family home.

welcome to

## Riverview Road, Epsom

- Three Bedroom Semi Detached Home
- Summer House & Jacuzzi
- Rear Extended Open Plan Kitchen/Diner
- Chalet Style Home
- Nearby Local Schools

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of

**£700,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106890](https://barnardmarcus.co.uk/Property/EWE106890)



Property Ref:  
EWE106890 - 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.

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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