



**Huntsmoor Road, Epsom KT19 0JH**



**welcome to**

**Huntsmoor Road, Epsom**

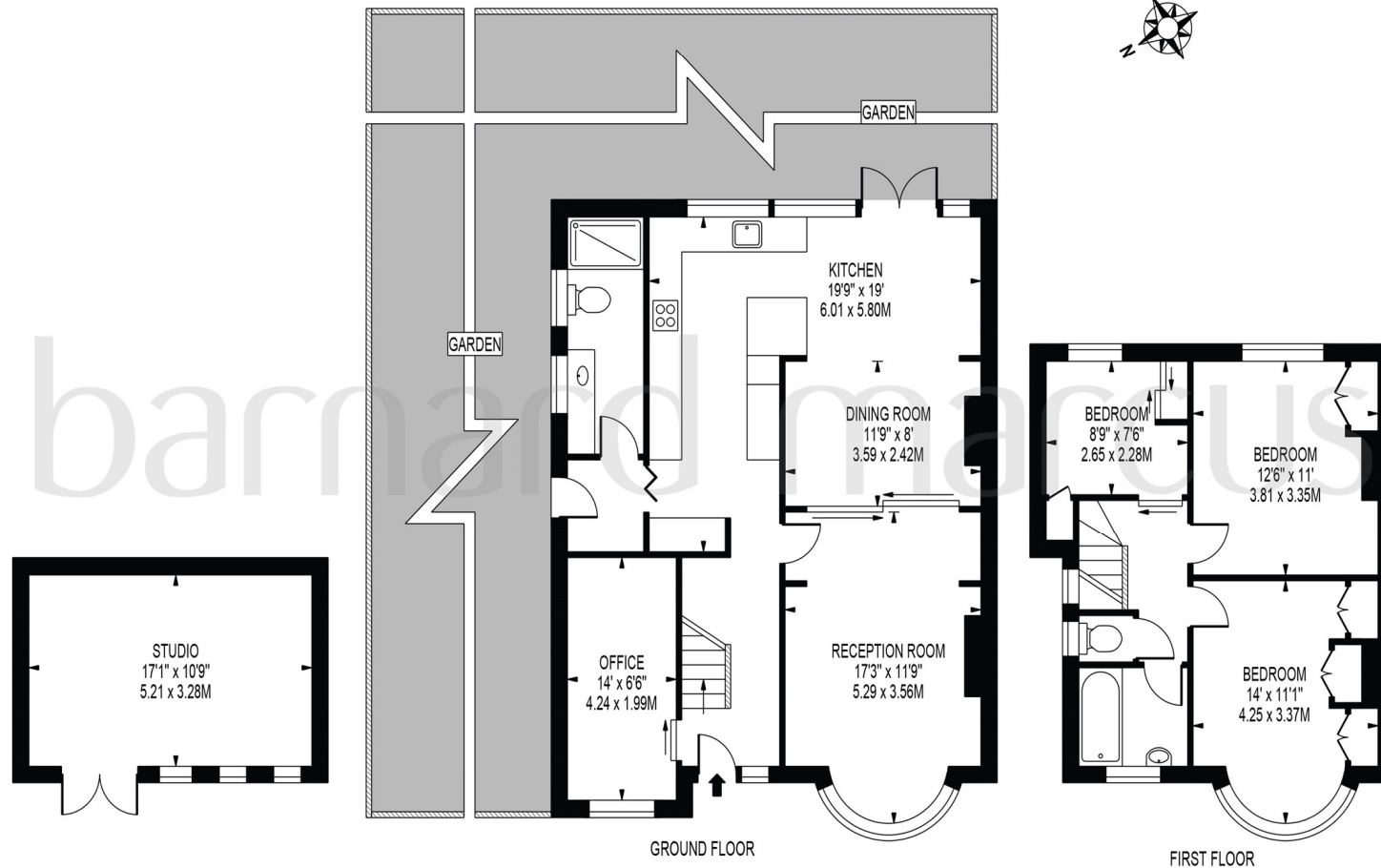
Barnard Marcus Estate Agents are pleased to present to the market this gorgeous three bedroom semi-detached family home with driveway and superb rear garden, in close proximity to outstanding schools.



## HUNTSMOOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1260 SQ FT - 117.09 SQ M  
(EXCLUDING STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 184 SQ FT - 17.09 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.

GUIDE PRICE £700,000 - £725,000 This beautifully presented three-bedroom home offers a perfect blend of modern comfort and practicality, making it an excellent choice for families or professionals alike. Finished to a high standard throughout, the property boasts air conditioning for year-round comfort and has fantastic potential for further extension (subject to planning permission). Upon entering, you are welcomed into a bright and spacious front reception room, ideal for relaxing or entertaining. Adjacent to this, a separate home office provides a dedicated workspace, perfect for remote working. A stylish downstairs shower room adds extra convenience, while the heart of the home lies in the well-appointed kitchen/dining area. This space is designed for both functionality and social gatherings, with direct access to the rear garden, seamlessly blending indoor and outdoor living. The generously sized rear garden offers plenty of space for outdoor enjoyment and features a versatile outbuilding. Whether used as a home office, gym, studio, or additional storage, this space adds valuable flexibility to the property. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, all serviced by a modern family bathroom. The home's excellent condition ensures it is move-in ready, while the driveway offers convenient off-street parking. With its fantastic location, spacious layout, and further potential for extension, this property is a must-see.

welcome to

## Huntsmoor Road, Epsom

- OPEN HOUSE EVENT 10TH MAY 11:30AM - 12:30PM
- Off Street Parking
- Home Office
- Air Conditioning Throughout
- Potential To Extend (STPP)

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

guide price

**£700,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106907](https://barnardmarcus.co.uk/Property/EWE106907)



Property Ref:  
EWE106907 - 0007

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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