



Heatherside Road, Epsom KT19 9QT

welcome to
Heatherside Road, Epsom
Two-bedroom Terraced House

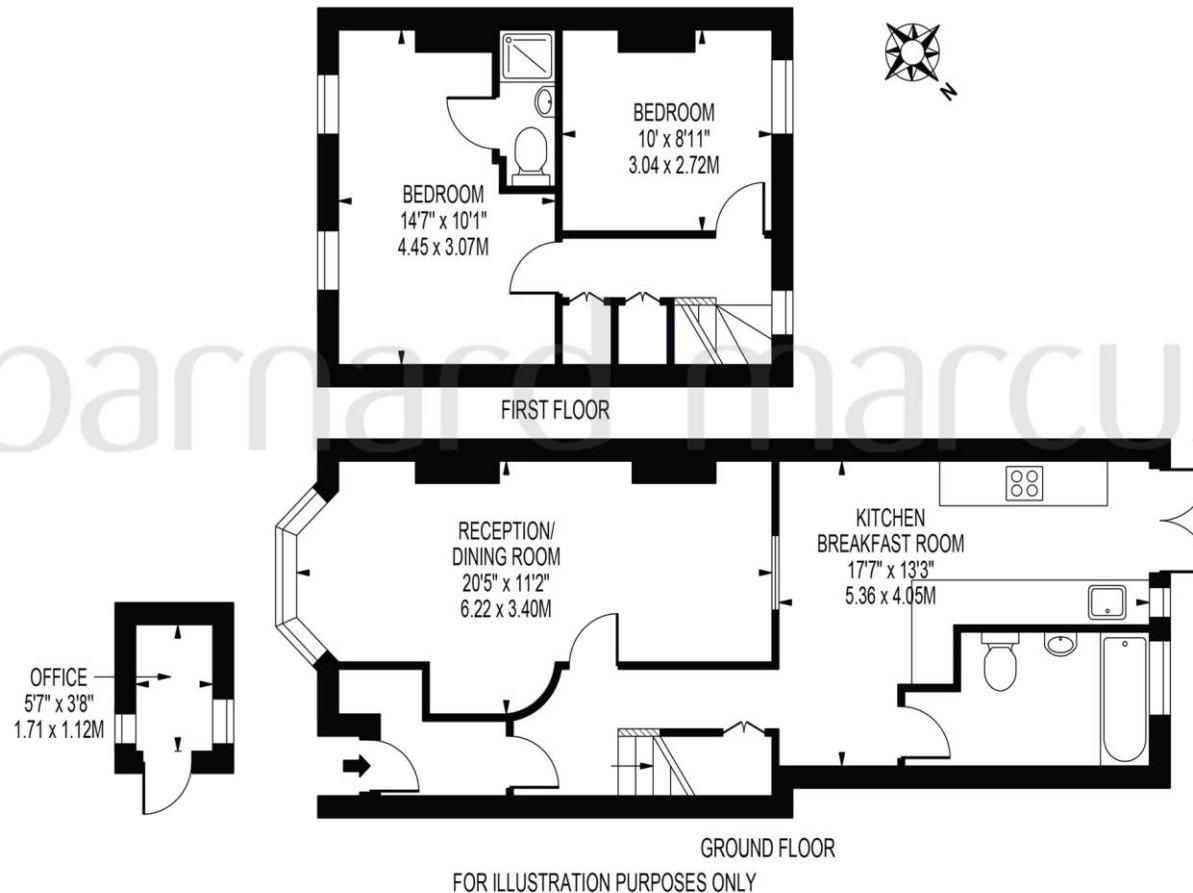


HEATHERSIDE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 864 SQ FT - 80.22 SQ M

(INCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 21 SQ FT - 1.92 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.

Nestled in a sought-after residential area, this charming two-bedroom terraced home offers a blend of comfort, convenience, and future potential. As you step inside, you're welcomed by a porch leading into a bright and inviting reception room, perfect for relaxing or entertaining. To the rear, the spacious dining room and kitchen create a sociable hub, with direct access to a generous garden. Finally, the family bathroom sits to the rear of the ground floor. At the end of the garden, a versatile home office provides the ideal space for remote working or creative pursuits. Upstairs, two well-proportioned bedrooms with the master being complimented by an en-suite bathroom. The property is well presented throughout, offering a ready-to-move-in home while still presenting scope for further extension (STPP). Located within easy reach of excellent schools, local amenities, and superb transport links, this home is perfect for first-time buyers, young families, or those looking to downsize without compromise. Don't miss the opportunity to make this house your home!

welcome to

Heatherside Road, Epsom

- Private rear Garden
- Scope To Extend Further - Subject To Planning Permission
- Close To Primary & Secondary Schools
- Quiet Cul-De-Sac Location
- Close To Ewell West Station With Great Connections To London

Tenure: Freehold EPC Rating: C

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106873



Property Ref:
EWE106873 - 0011

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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