



Kingston Road, Epsom KT17 2AB

welcome to

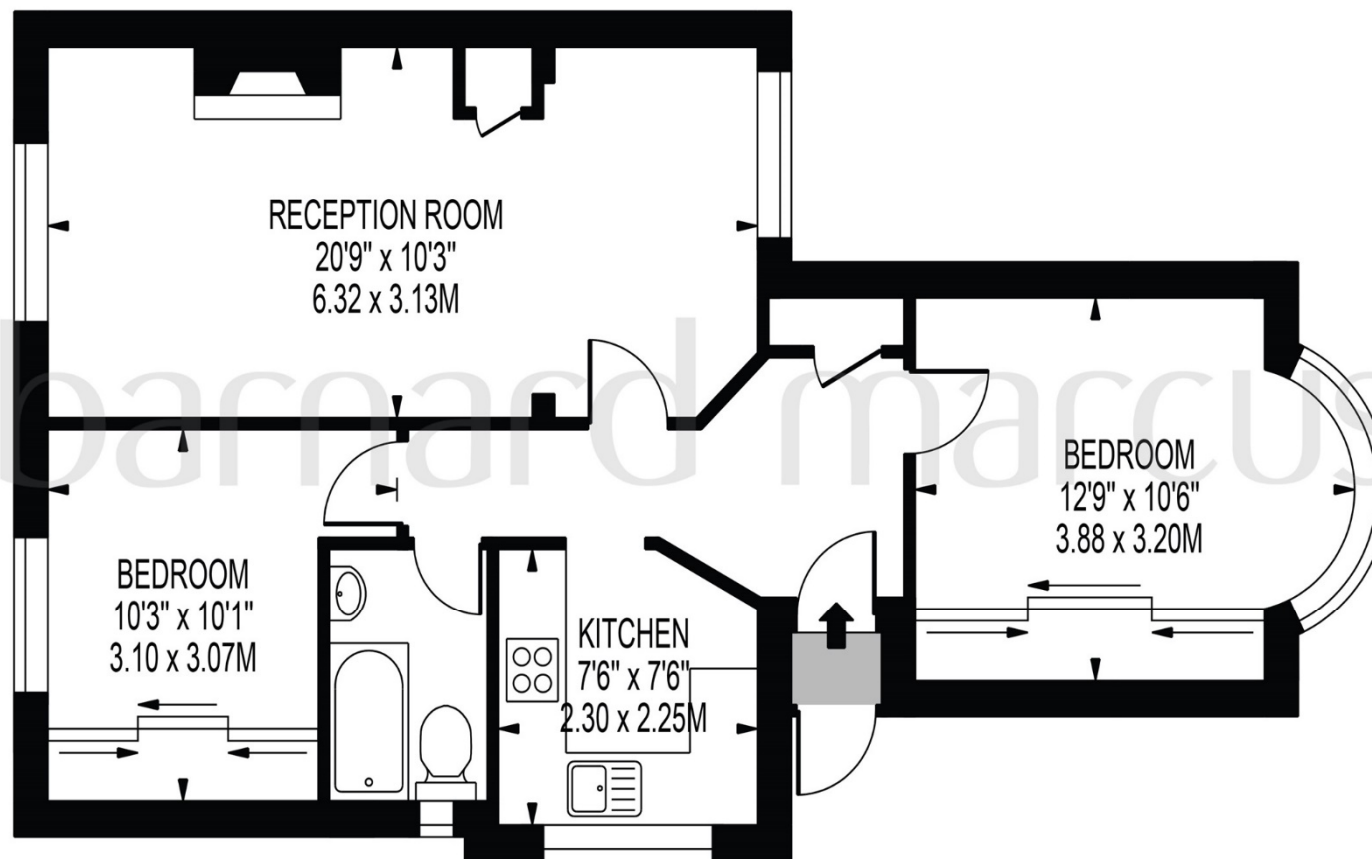
Kingston Road, Epsom

First-floor maisonette with a private garden



KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 589 SQ FT - 54.75 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.
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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.

Located directly opposite the stunning green spaces of Bourne Hall, this beautifully renovated first-floor maisonette offers the perfect blend of modern living and a highly convenient location. The property is flooded with natural light and has been finished to a high standard throughout, making it a fantastic choice for first-time buyers and investors alike. The accommodation includes a spacious living room, a bright double bedroom with a large bay window, a sleek, contemporary kitchen, and a well sized bathroom. Every room is well-proportioned, and the layout provides a real sense of space and comfort. A standout feature of this flat is the private rear garden, which offers a peaceful retreat and a rare outdoor space for entertaining, relaxing, or even working from home during the summer months. Situated in the heart of Ewell, you're just a short walk from local shops, cafes, transport links, and of course the scenic grounds of Bourne Hall. The property also benefits from permit parking, adding to its practicality and appeal. With no work required, great size rooms, and a location that's hard to beat, this home is perfect for those looking to step onto the property ladder or for investors searching for a well-located, turn-key opportunity.

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Kingston Road, Epsom

- Private Rear Garden
- Permit Parking
- Two Large Bedrooms
- Zero Service Charge
- Close To Shops & Local Amenities

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 168 years from 29 Sep 1954. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£395,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106001



Property Ref:
EWE106001 - 0003

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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