



barnard marcus

**Chestnut Avenue, Epsom KT19 0SZ**



**welcome to**  
**Chestnut Avenue, Epsom**  
Five-Bedroom Semi-Detached House

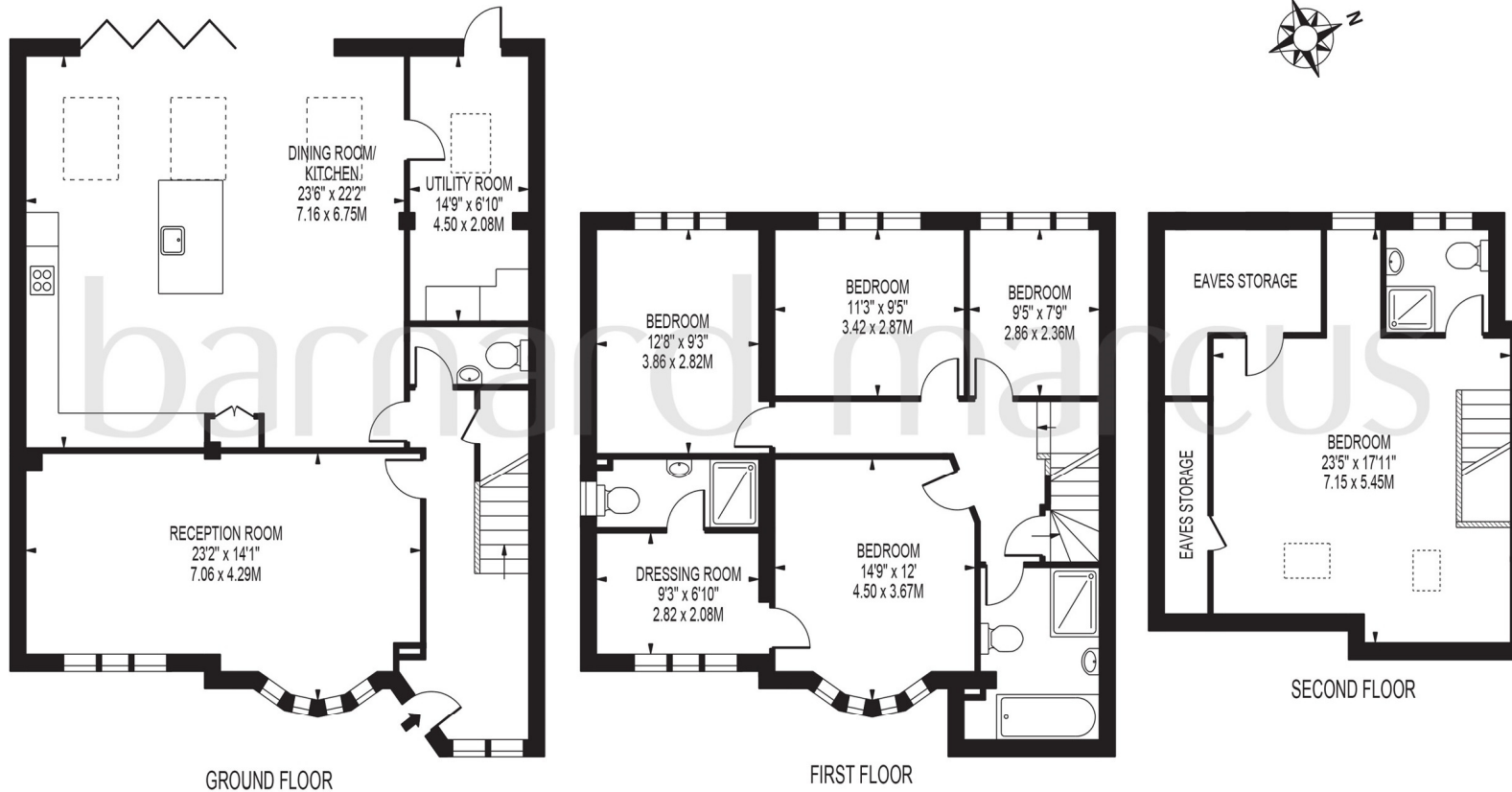


## CHESTNUT AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2359 SQ FT - 219.18 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 98 SQ FT - 9.14 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.

Located on the popular Chestnut Avenue in Ewell, this semi-detached property has been thoughtfully renovated from top to bottom, finished to a high standard and ready for someone to move straight in. Offering over 2,100 sq ft of well-balanced living space, it's ideal for modern family life. The ground floor offers a bright and spacious double reception room with bay windows, as well as a stunning open-plan kitchen and dining area at the rear that opens out to a private, landscaped garden - perfect for entertaining or relaxing with the family. A utility room and downstairs WC add to the practicality. Upstairs, there are three well-sized bedrooms and a modern family bathroom, while the top floor features a fantastic principal bedroom with its own en-suite and dressing space - ideal as a private retreat. Additional benefits include a private driveway, well-maintained front garden, and excellent layout throughout. The property is well located for access to both Ewell West, Ewell East, Tolworth & Stoneleigh stations, offering direct links into London, and falls within catchment for several highly regarded school. This is a smart, stylish home in a great spot - ideal for anyone looking for quality, space and convenience.



**welcome to**

## **Chestnut Avenue, Epsom**

- Large Semi-Detached Home On A Quiet Residential Road
- Ample Parking Via A Large Private Driveway
- Renovated To A High Standard
- Private Rear Garden
- Large Family Room/ Dining Room/ Kitchen

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

# £1,000,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106979](https://barnardmarcus.co.uk/Property/EWE106979)



Property Ref:  
EWE106979 - 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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