



Crosslands Road, Epsom KT19 9SS

welcome to
Crosslands Road, Epsom
Three-Bedroom Semi-Detached House

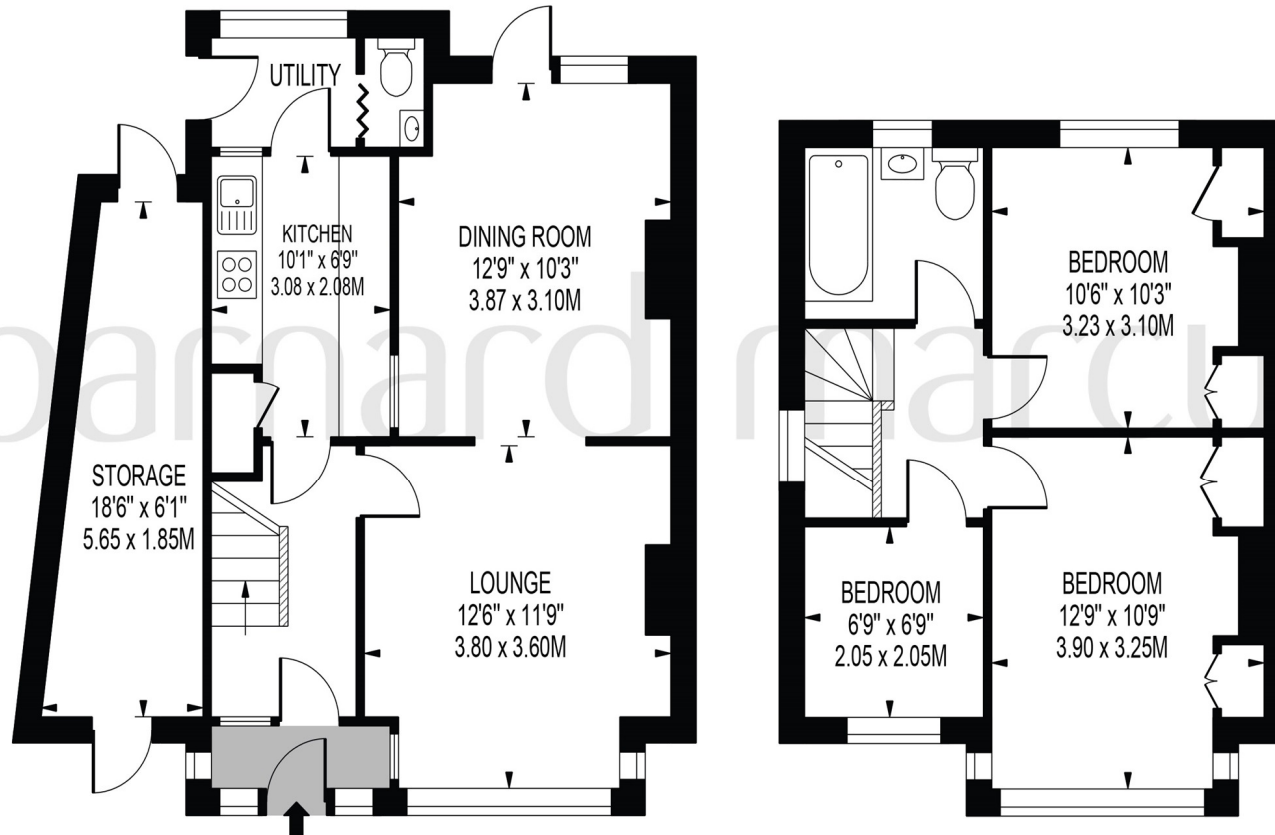


CROSSLANDS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 850 SQ FT - 78.99 SQ M

(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 95 SQ FT - 8.84 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.

Nestled in a peaceful cul-de-sac on Crosslands Road, Epsom, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking for a fantastic house. Set in a prime location right next to the beautiful Ewell Park, the home enjoys stunning views across greenery and the nearby children's playground-perfect for families and those who enjoy a tranquil setting. The ground floor features a spacious lounge and separate dining room providing a seamless space onto the patio and extensive garden. The kitchen and pantry, WC, and additional storage areas offer flexible living space with great potential to reconfigure or extend (STPP). Upstairs, there are three well-proportioned bedrooms, a family bathroom, and built-in storage. The layout is ideal for a growing family or anyone looking to enjoy a lovely home and one that can still add extra living space if wanted. Externally, the property boasts off-street parking via a private driveway, and a good-sized rear garden, providing a lovely outdoor space to enjoy or further extend into. This is a fantastic opportunity to secure a home in a sought-after, family-friendly location-offering both peaceful surroundings and excellent primary & secondary schools. Don't miss out on this one!

welcome to

Crosslands Road, Epsom

- Being Sold Chain Free
- Cul-De-Sac Location
- Views Over Ewell Court
- Scope To Extend Further (STPP)
- Private Rear Garden & Drive

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106983



Property Ref:
EWE106983 - 0006

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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