



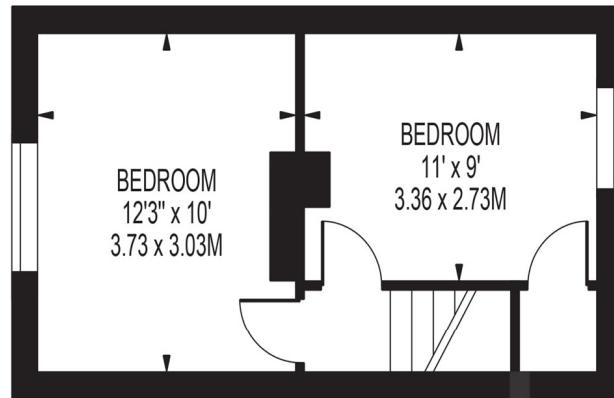
Meadow Walk, Epsom KT17 2EB

welcome to
Meadow Walk, Epsom
Two-Bedroom terraced House

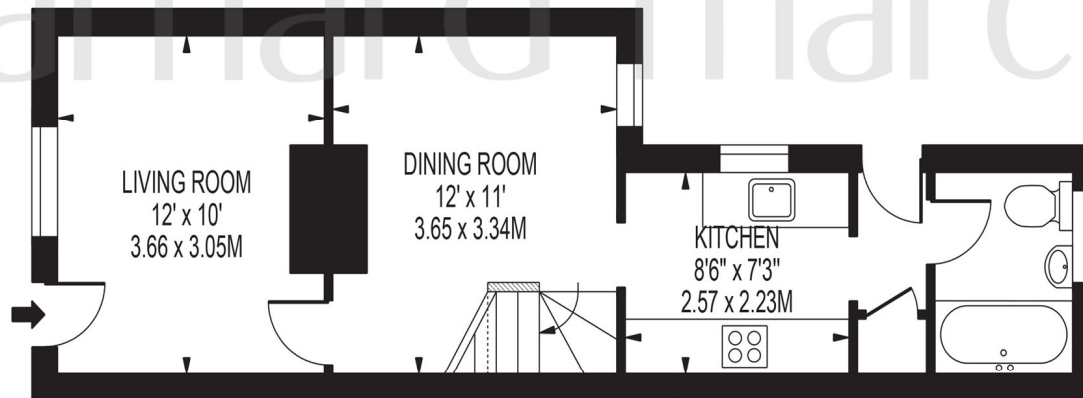


MEADOW WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 641 SQ FT - 59.58 SQ M



FIRST FLOOR



GROUND FLOOR

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 on a quiet road in the heart of a beautiful Ewell village, this two-bedroom terrace home offers a fantastic opportunity for buyers seeking a property with potential. Set across two floors and offering approximately 658 sq ft (61.16 sqm) of internal space, the layout is practical and well-proportioned throughout. The ground floor features a bright living room to the front, a separate dining room, and a kitchen that leads out to a generous rear garden-measuring approximately 31 feet in length-perfect for outdoor relaxation or entertaining. There's also a useful utility space family bathroom downstairs. Upstairs, you'll find two double bedrooms. The larger bedroom spans over 12 feet and benefits from natural light, while the second still offers ample room for a double bed or workspace. While the home would benefit from a degree of modernisation, it presents a solid foundation with great bones, ideal for someone looking to make it their own. Located close to local schools, green spaces, and convenient amenities, it's a smart choice for first-time buyers, young families, or investors. Offered with no onward chain, early viewing is highly recommended.

welcome to

Meadow Walk, Epsom

- Being Sold Chain Free
- Private Rear Garden
- Quiet Residential Location
- Close To Shops & Local Amenities
- Great Transport Links Locally

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

£425,000



view this property online barnardmarcus.co.uk/Property/EWE107014



Property Ref:
EWE107014 - 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.

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Please note the marker reflects the
postcode not the actual property



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