



Fairfield Way, Epsom KT19 0EF

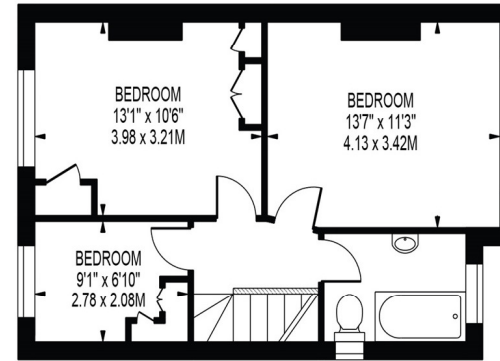
welcome to
Fairfield Way, Epsom
Three-Bedroom Semi Detached House



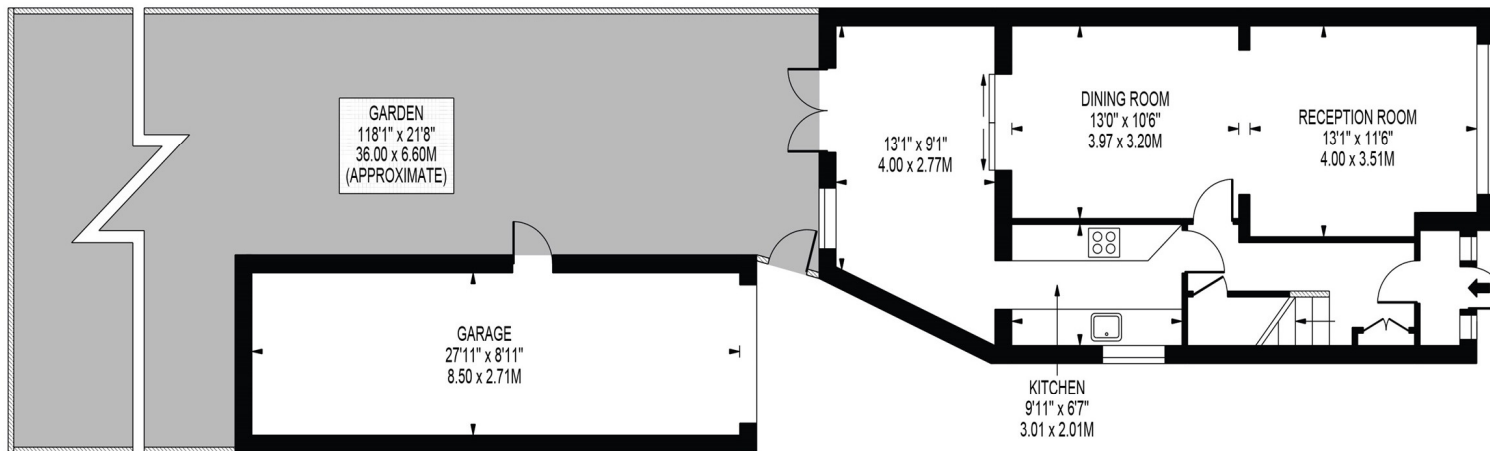
FAIRFIELD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1074 SQ FT - 99.77 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 248 SQ FT - 23.04 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 in the sought-after Fairfield Way in Epsom, this charming three-bedroom family home offers generous living space, a fantastic garden, and excellent potential to extend further (STPP). Located in a quiet and well-established residential area, the property is within easy reach of local schools, transport links, and Epsom town centre, making it ideal for families and commuters alike. The ground floor features a welcoming entrance hall leading into a spacious reception room with plenty of natural light, a separate dining room perfect for entertaining, and an additional family room offering flexible living options. The well-appointed kitchen provides views over the large rear garden, which extends to approximately 118ft and offers ample room for outdoor enjoyment, family activities, or future development. Upstairs, the first floor boasts three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a good-sized front driveway with ample parking, as well as a detached garage for additional storage or vehicle space. With 1,040 sq ft of internal accommodation across two floors (Ground Floor: 587 sq ft / First Floor: 453 sq ft), this home presents a rare opportunity for buyers looking to put their own stamp on a property with scope to grow. Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

welcome to

Fairfield Way, Epsom

- Large Driveway Offering Ample Parking & Garage
- Excellent Size Private Rear Garden
- Potential To Extend Further (STPP)
- Close To Primary & Secondary Schools
- Quiet Residential Location

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

guide price

£555,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE105710



Property Ref:
EWE105710 - 0008

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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