



Pams Way, Epsom KT19 0HA

welcome to

Pams Way, Epsom

Two-Bedroom Detached Bungalow

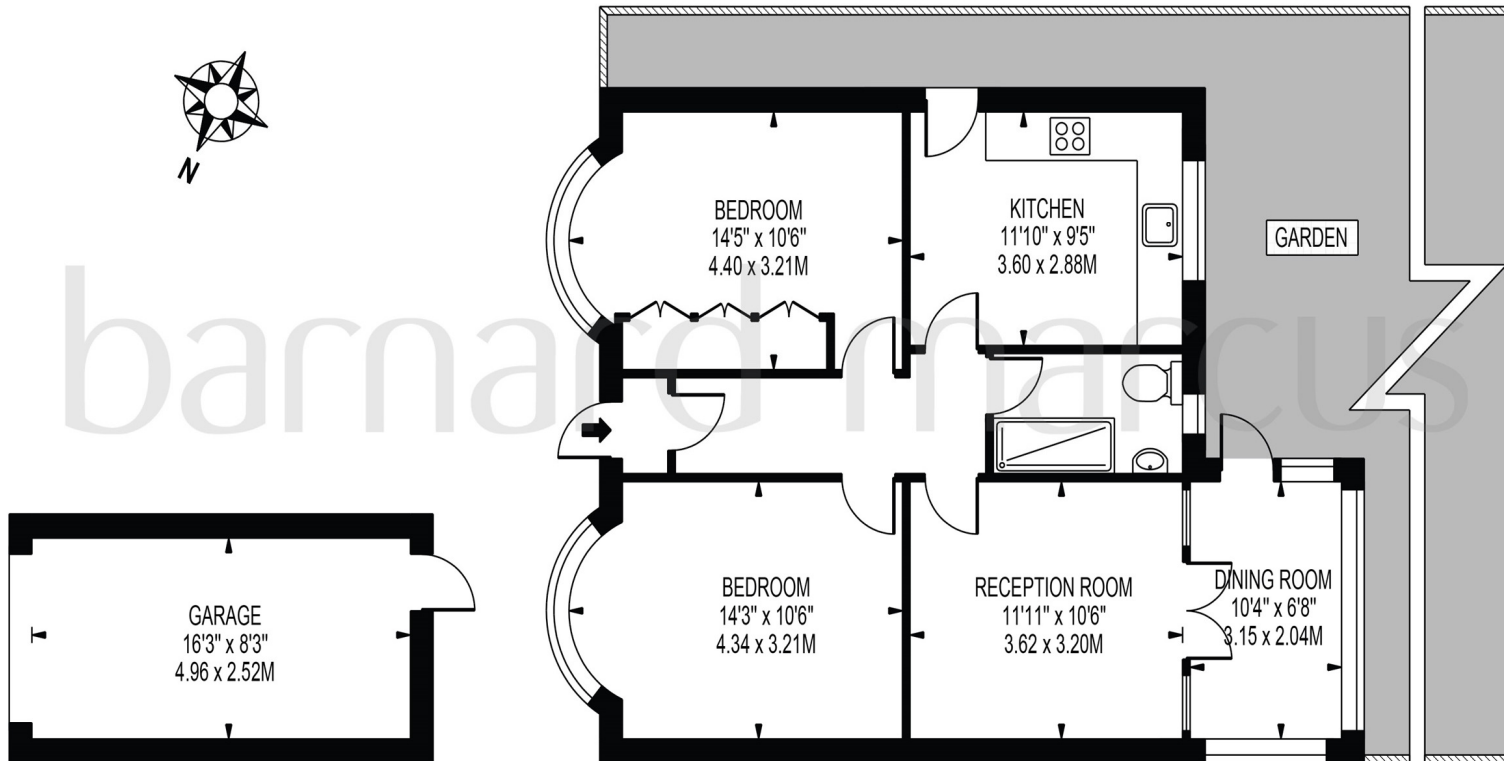


PAMS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 718 SQ FT - 66.66 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 135 SQ FT - 12.50 SQ M



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.

Welcome to this delightful two-bedroom bungalow situated on the desirable Pams Way in Epsom. This well-maintained property offers an inviting blend of comfort, convenience, and potential for future development, subject to planning permission. Upon entering, you are greeted by a welcoming porch leading into a spacious hallway. The front of the bungalow boasts two generous double bedrooms, each filled with natural light, providing a cosy and restful space. Moving towards the rear, you'll find a large, modern kitchen that's perfect for culinary enthusiasts, complemented by a contemporary bathroom designed for relaxation. The expansive lounge is a standout feature, offering ample space for both entertaining and everyday living. It flows seamlessly into a bright conservatory, creating an ideal spot to unwind while enjoying views of the well-sized private garden. Externally, the property features an In-N-Out driveway, ensuring easy access and ample parking. A freestanding garage adds additional storage or versatile usage options. The garden is a private oasis, perfect for outdoor activities and relaxation. This charming bungalow has recently undergone cosmetic updates, enhancing its appeal while maintaining its character. Located in a sought-after area, it offers excellent proximity to a variety of primary and secondary schools, as well as strong transport links connecting Surrey and London.

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Pams Way, Epsom

- Being Sold Chain Free
- In & Out Drive With Ample Parking
- Private Rear Garden
- Free Standing Garage
- Scope To Extend Further (STPP)

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

guide price

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107016



Property Ref:
EWE107016 - 0005

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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