



Scotts Farm Road, Epsom KT19 9LN

welcome to

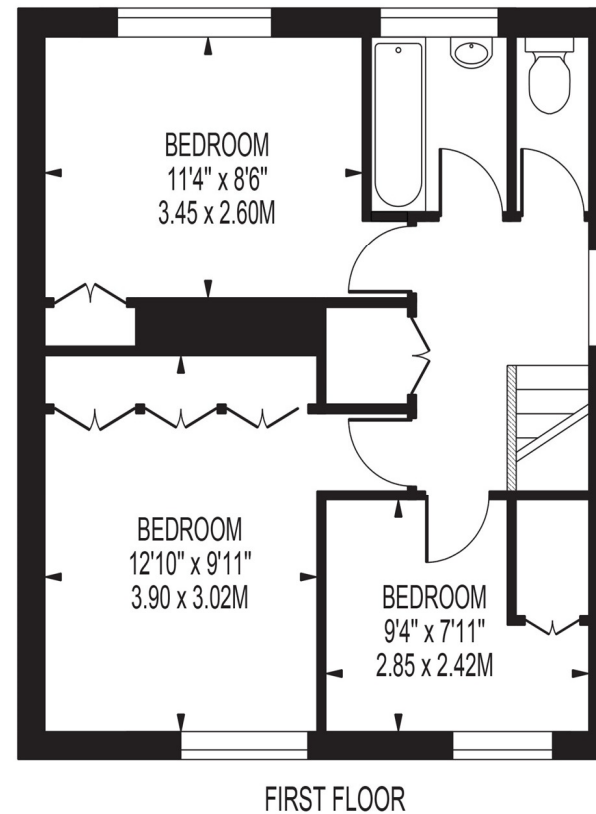
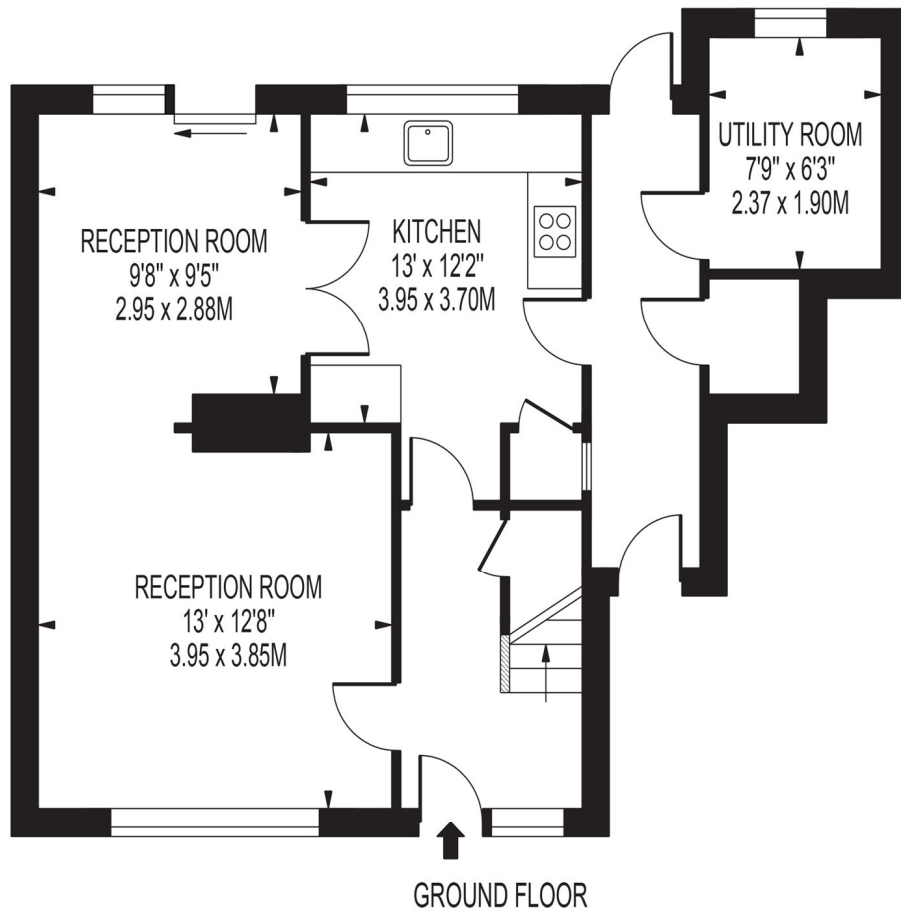
Scotts Farm Road, Epsom

Three-Bedroom Semi-Detached House



SCOTTS FARM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1062 SQ FT - 98.66 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 the heart of Ewell on the ever-popular Scotts Farm Road, this charming three-bedroom semi-detached home is ideal for families seeking both comfort and convenience. As you approach, you're greeted by a beautifully kept front garden that offers instant curb appeal. Step inside and you're welcomed into a spacious hallway, setting the tone for the well-maintained interiors throughout. To the front, you'll find a cosy lounge that flows effortlessly into the dining room-perfect for entertaining-with direct access to a tranquil, good-sized rear garden. This peaceful outdoor space is ideal for both relaxing and socialising. The kitchen, also in excellent condition, includes a handy pantry area and leads out to a covered side access with further secure storage-offering two separate units for ample storage solutions. Upstairs, the property boasts three well-proportioned bedrooms-two generous doubles and a fair-sized third room, ideal for a nursery, home office, or guest space. The family bathroom is modern and well looked after, completing the internal accommodation. Located in a quiet residential area, this home is within easy reach of both primary and secondary schools, has excellent transport links into London, and is close to local amenities. A must-see home for buyers looking for a well-kept property in a desirable location.

welcome to

Scotts Farm Road, Epsom

- Being Sold Chain Free
- Great Scope To Extend Further (STPP)
- Two Large Double Bedrooms & A Good Size Third
- Tranquil Private Rear Garden
- Close To Primary & Secondary Schools

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

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107040



Property Ref:
EWE107040 - 0009

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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