



Curtis Road, EPSOM KT19 0LH

welcome to

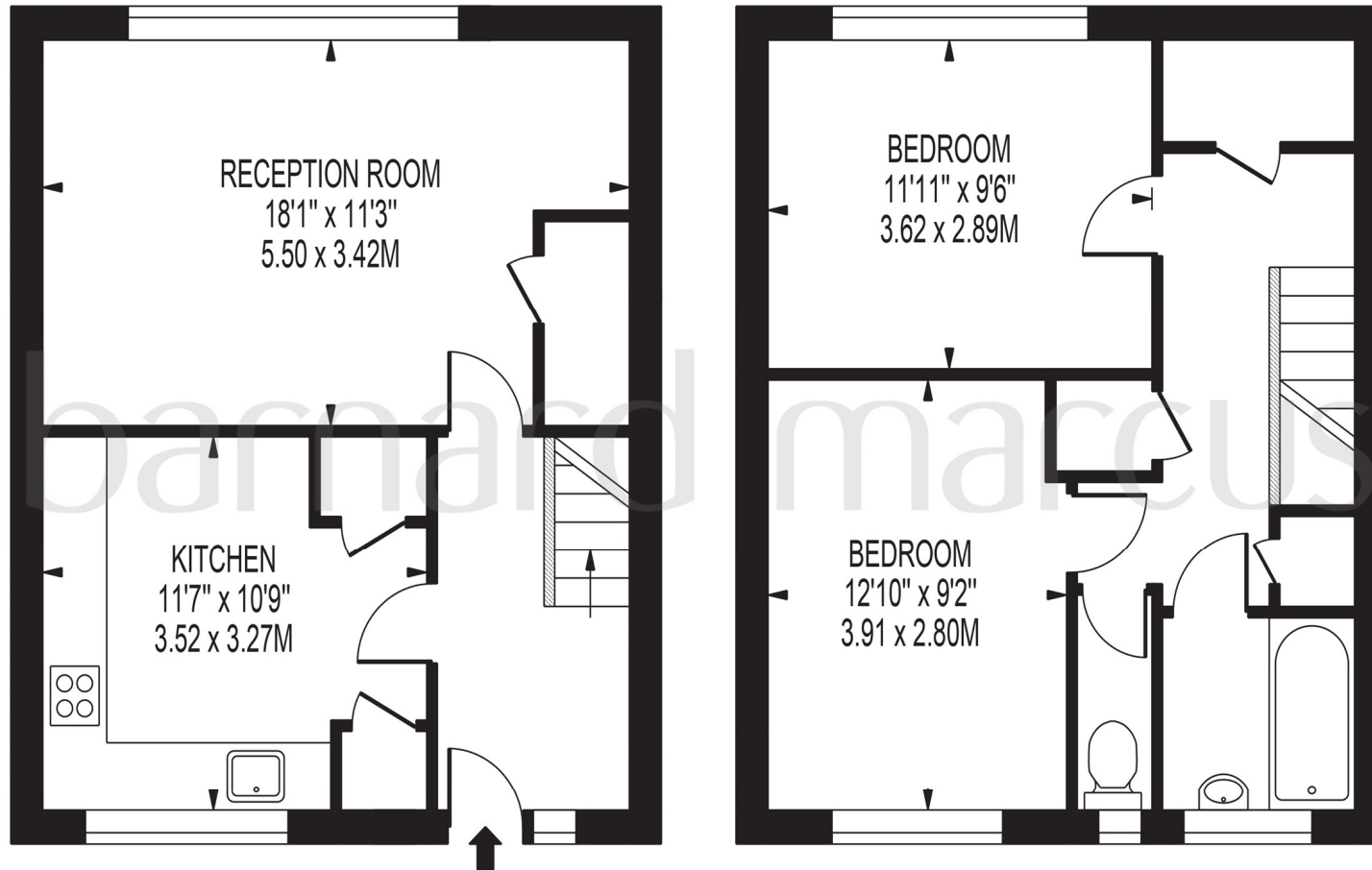
Curtis Road, EPSOM

A well-sized first floor maisonette on a quiet residential road.



CURTIS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.80 SQ M



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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.
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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.

Situated on the ever-popular Curtis Road in Ewell, this well-presented two-bedroom first-floor maisonette offers generous living space across two levels and is perfect for first-time buyers, young families, or those looking to upsize from a flat.

Accessed via its own private front door, the property opens into a spacious and welcoming hallway with ample built-in storage. The first floor of the home features a separate, well-proportioned kitchen with plenty of worktop and cupboard space, as well as a bright and airy lounge with large windows that flood the room with natural light and offer pleasant views over the communal gardens. This level offers a great sense of openness while maintaining clearly defined living areas.

Upstairs, on the upper floor of the maisonette, you'll find two generously sized double bedrooms, both offering additional built-in storage, along with a modern family bathroom. The split-level layout gives the property a house-like feel, offering privacy between the living and sleeping areas, ideal for both everyday life and entertaining.

Positioned in a convenient location close to well-regarded schools, local amenities, and excellent transport links including Ewell West and Ewell East stations, this bright and spacious home is a fantastic opportunity in a sought-after part of Ewell.

welcome to

Curtis Road, EPSOM

- Being Sold Chain Free
- Large Lounge & Separate Kitchen
- Two Large Bedrooms
- Split Over Two Floors
- Quiet Residential Road

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 360.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£330,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107049



Property Ref:
EWE107049 - 0002

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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