



Preston Drive, Epsom KT19 0AD

welcome to

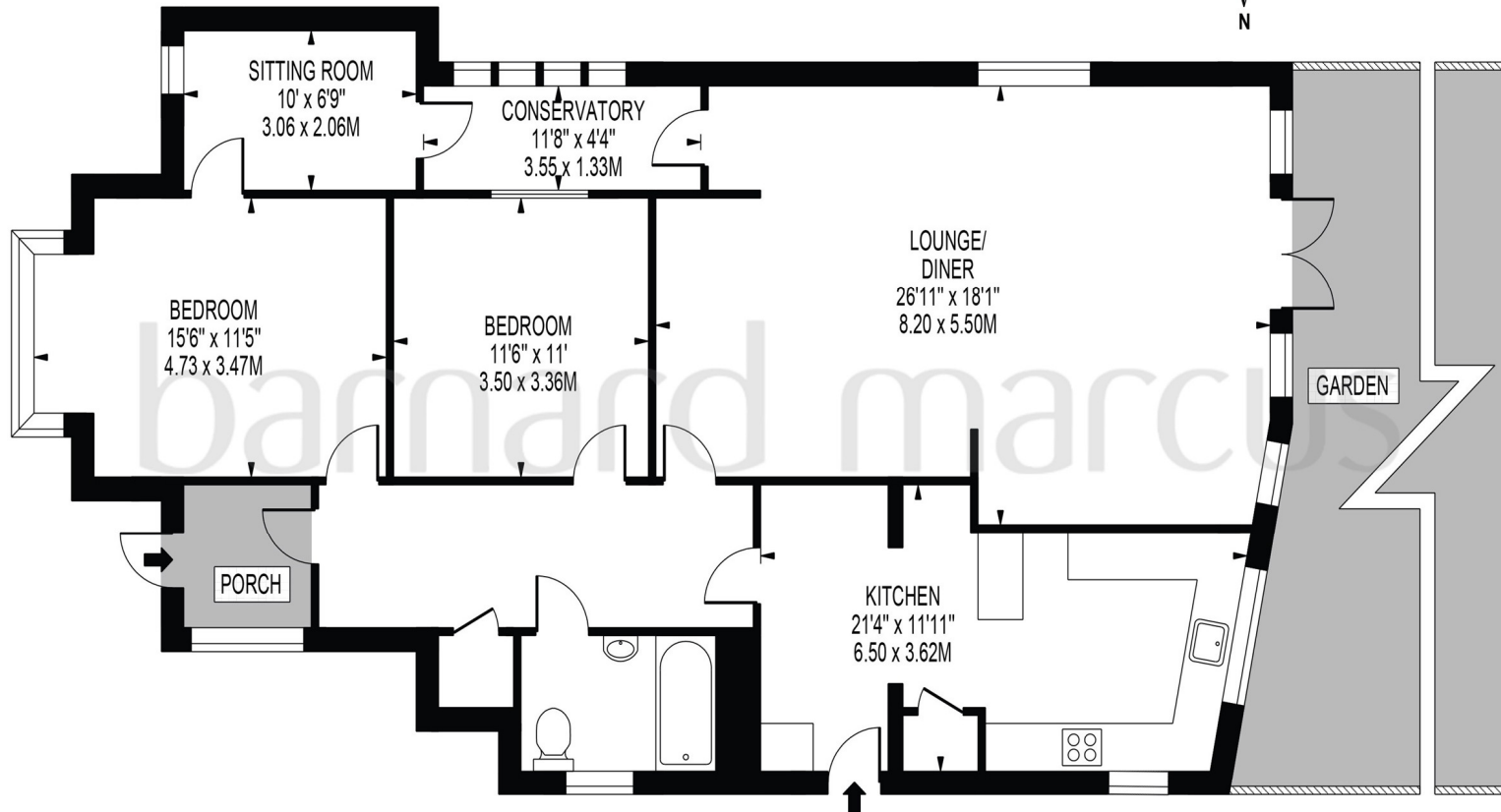
Preston Drive, Epsom

Barnard Marcus Estate agents are delighted to bring to the market this stunning detached bungalow situated in a highly sought after Cul-de-Sac in Ewell Court, within close proximity of local shops and train stations.



PRESTON DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1334 SQ FT - 123.91 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.
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Nestled in the heart of Ewell Court on the sought-after Preston Drive, this delightful bungalow offers an opportunity to purchase a spacious and versatile home in a quiet cul-de-sac location. Boasting an impressive frontage with its own driveway, this property opens into a well-presented interior offering a flexible layout to suit a variety of lifestyles.

Inside, the property features two generously sized bedrooms and a stylish, modern family bathroom. The heart of the home is a bright and expansive lounge/diner with direct access to the garden, perfect for both relaxing and entertaining. The contemporary kitchen is well-appointed and offers ample storage and workspace. A further sitting room provides the ideal space for a home office, snug, or even a third bedroom, giving you plenty of flexibility. There is also a charming conservatory overlooking the garden, bringing in natural light all year round.

A standout feature of this home is its exceptionally large rear garden, offering endless potential for future extensions, outdoor entertaining spaces, or even landscaping projects to create a truly special outdoor haven.

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Preston Drive, Epsom

- Large Private Rear Garden With Decking
- Quiet Cul-De-Sac Location
- Close Tp Primary & Secondary Schools
- Close To Transport Links Connecting Surrey & London With Ease
- Stunning Open Plan Lounge/Diner with Log Burner

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

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EWE107102 - 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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