



Swallow Place, Epsom, KT17 1AS

welcome to

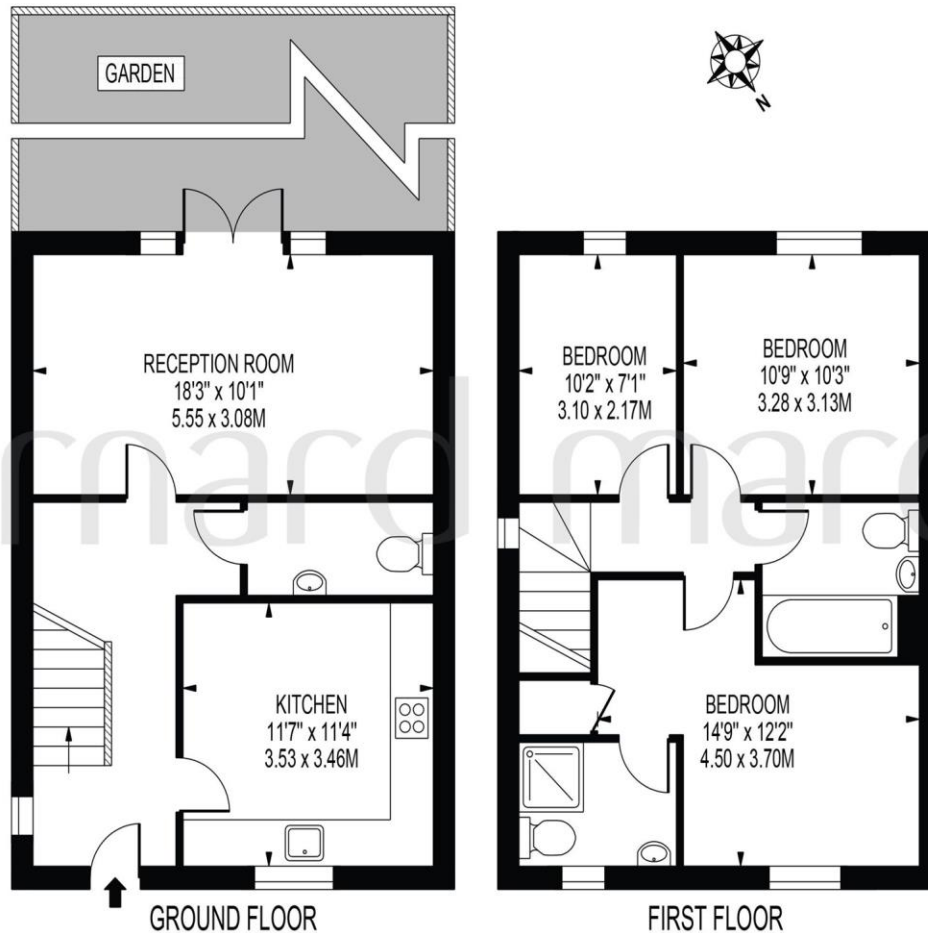
Swallow Place, Epsom

Barnard Marcus Estate Agents in Ewell are delighted to bring to the market this fantastic three bedroom home presented in immaculate condition on the exclusive Sycamore Gardens estate. Price based on 100% ownership.



SWALLOW PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 932 SQ FT - 86.63 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.

This stunning semi-detached three bedroom home is presented to the market with the option to increase or continue with the current 40% share. The ground floor boasts a spacious entrance hall with access to the downstairs loo, reception room and kitchen. The kitchen boasts integrated appliances with dining space. The lounge is gorgeous space with French doors on to the recently landscaped rear garden. To the first floor there are three double bedrooms, the master of which has an outstanding en-suite shower room. The family bathroom completes the first floor. To the rear of the property there is a larger than average garden with extended patio area and a large lawn. To the side of the property there is parking for two cars as well as a front garden. Further benefits include an exceptional private neighbourhood and a hard to find community feel.

The property also benefits from being close to both outstanding state and independent schools such as Epsom College, Glynn, and Wallace Fields to name but a few. Additionally the close proximity to the prestigious RAC Golf & Country Club is of huge benefit as well as being within thirty minutes of London Heathrow and London Gatwick. The property sits on a popular and sought after development within walking distance of two mainline (Zone 6) stations, Ewell West and East Ewell, with connections to London Waterloo and Victoria.

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Swallow Place, Epsom

- Price Based on 100% Share - Currently 40%
- Three Double Bedroom Semi-Detached Home
- Exceptional Condition Throughout
- 5 Years Remaining of New Homes Guarantee
- Private Rear Garden
- Off Street Parking
- In Close Proximity to Outstanding Schools and Two Train Stations

Tenure: Leasehold EPC Rating: B

£750,000



view this property online barnardmarcus.co.uk/Property/EWE105917

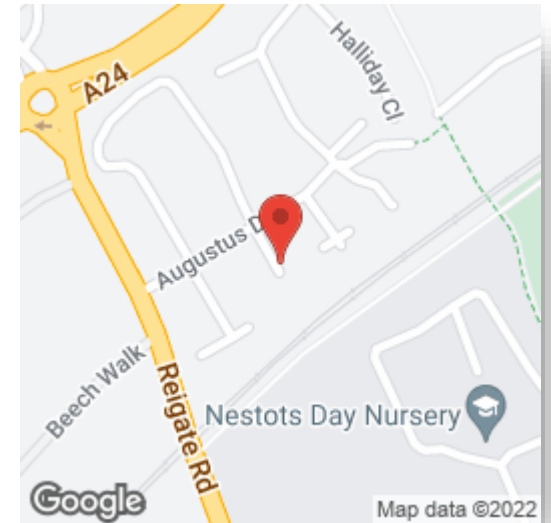
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
EWE105917 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk