



Green Lanes, Epsom KT19 9TW

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welcome to

Green Lanes, Epsom

Barnard Marcus are delighted to welcome to the market this extremely attractive and well-presented three bedroom family home situated on a popular residential road overlooking the lovely green.

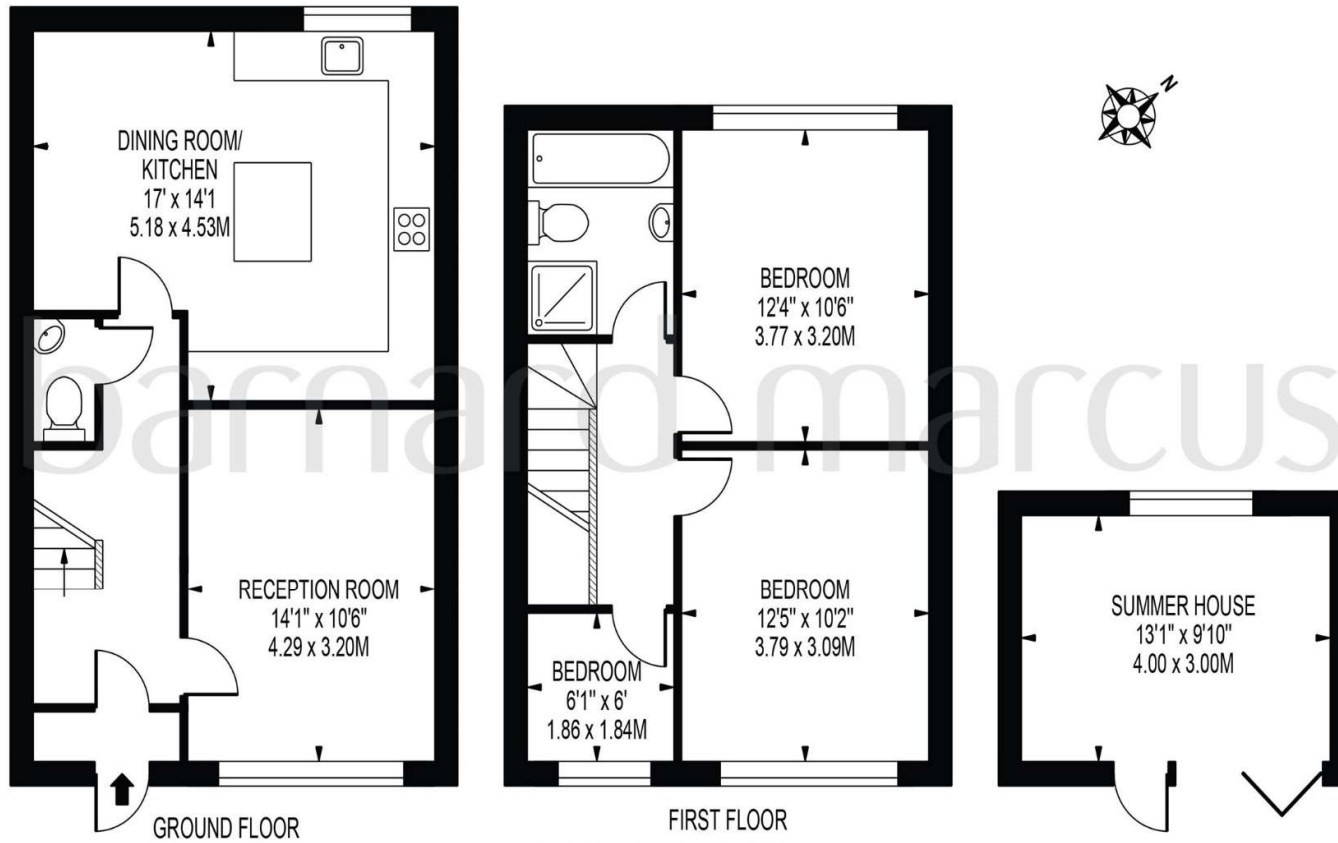


GREEN LANES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 929 SQ FT - 86.32 SQ M

(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 129 SQ FT - 12.00 SQ M



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.

Presented to the market with the vendors suited, this property comprises of a porch and entrance hall with access to the downstairs W/C, front aspect living room which has fitted shelving and the exceptional open plan kitchen/dining room with a modern finish boasting integrated appliances and a superb island. French doors will allow access to the rear garden. To the first floor there are three bedrooms, two well-proportioned doubles and a single all served by the gorgeous four piece family bathroom.

Outside, to the front there is a well landscaped garden and to the rear is a beautifully designed private garden with a patio area ideal for entertaining and decking bordering the lawn, leading to the highly practical home office/garden room which has full electric supply and is insulated. There is an electric sliding gate to the side of the summer house allowing for an excellent storage area suitable for bikes etc. Having been recently built, this home benefits from approximately five years remaining on a new homes warranty as well as an incredible standard of finish throughout so an early viewing is highly recommended.

The location is outstanding for Ewell Village which offers a wide range of facilities including shops, bars and restaurants & close to popular schools including St Clements Catholic Primary & Danetree Primary School. There are excellent transport links at Ewell West (Zone 6) railway station which provides regular trains to London Waterloo.

welcome to

Green Lanes, Epsom

- End of Terrace Three Bedroom Family Home
- Spacious Kitchen/Diner
- Private Garden with Home Office/Garden Room
- Close to Local Amenities and Ewell West Train Station (Zone 6)
- Fronting onto a Green
- In Close Proximity to Outstanding Local Schools
- 5 Years Remaining of LABC New Homes Warranty

Tenure: Freehold EPC Rating: B

£600,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
EWE105925 - 0003

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.

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