



Kingston Road, Epsom KT19 0SU

welcome to

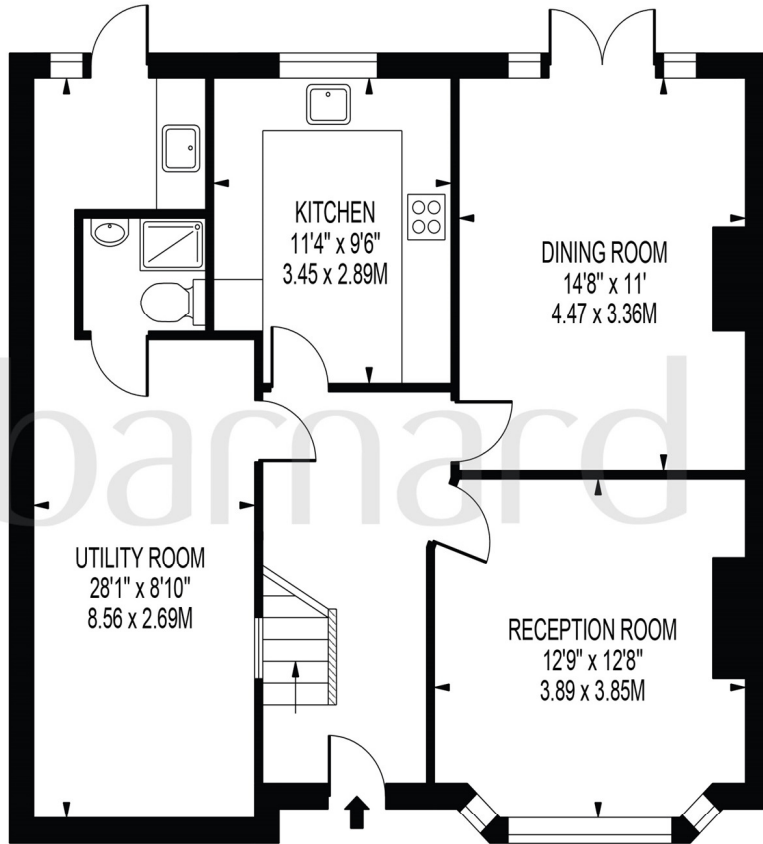
Kingston Road, Epsom

Being sold with no onward chain is this superb three bedroom semi detached home which has been converted on the ground floor to create ample living space. With a driveway and pretty rear garden this house makes a wonderful family home situated near transport links and popular schools.

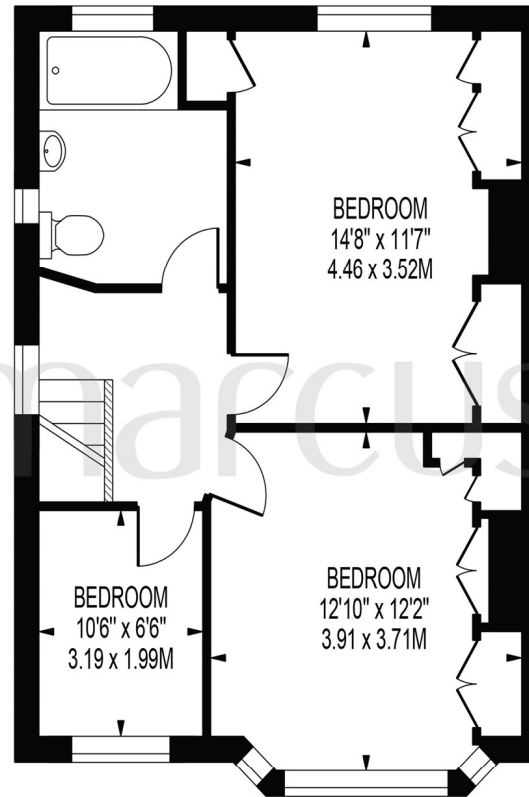


KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1307 SQ FT - 121.42 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Welcomed to the market with no onward chain is this spacious three/four bedroom extended semidetached home. With a large driveway and beautiful rear garden this super property offers ample existing space but also room to put your own stamp on it with further potential to extend (STPP.) The downstairs area consists of a bright and airy living room, a spacious dining room, a spacious kitchen and a converted garage offering either a further bedroom area, annexe or playroom. This area comprises of a kitchenette and a wet room. Upstairs offers a spacious landing with three well configured bedrooms, two large double rooms with a bay window to the front, built in wardrobes and a third single bedroom. The garden is surrounded by mature trees and is majority lawn but offers a patio area too great for entertaining.

Stoneleigh Station is situated only 0.8 miles away, you are on the doorstep of bus routes taking you into Epsom Town Centre and Kingston Upon Thames. Aldi supermarket is just a stone's throw away for convenience shopping as well as a variety of other local amenities. Ewell Court Park is just across the road offering beautiful walks alongside Hogsmill River, play parks and soft play attractions. You are spoilt with choice for Primary and Secondary schools locally including The Mead Infant School, Aurioul Juniors, Cuddington Primary, West Ewell Infants, Epsom & Ewell High, Danetree Primary, Riverview Primary and others only a short bus ride away.

welcome to

Kingston Road, Epsom

- Three/Four Bedroom Semi Detached home
- Ground Floor Annex
- Large Rear Garden
- Chain Free
- Stoneleigh Station 0.8 Miles

Tenure: Freehold EPC Rating: D

£599,950



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE106703](https://www.barnardmarcus.co.uk/Property/EWE106703)



Property Ref:
EWE106703 - 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.



barnard marcus



020 8393 0977



Ewell@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)