



Timbercroft, Epsom KT19 0TD

for sale
020 8393 0977
barnardmarcus.co.uk

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welcome to

Timbercroft, Epsom

A Stunning Four-Bedroom House Located On A Quiet Residential Road

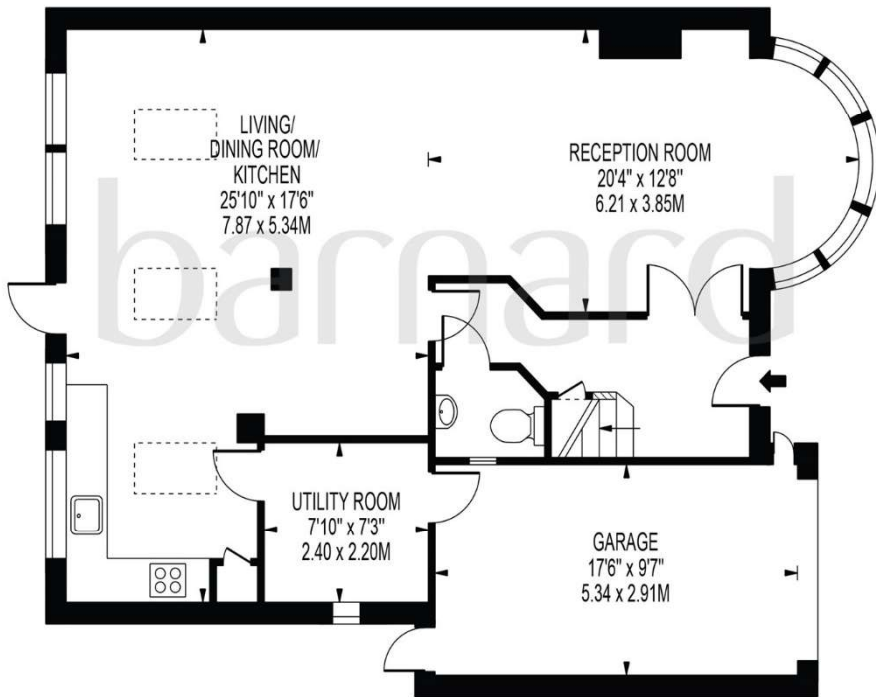


TIMBERCROFT

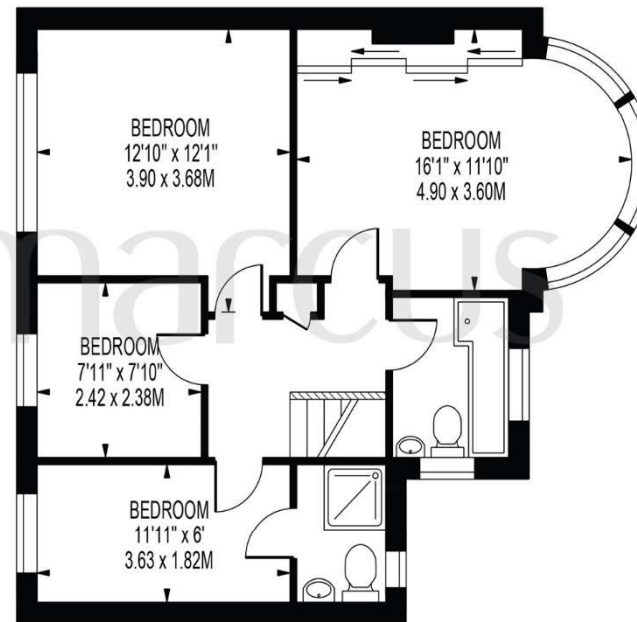
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1385 SQ FT - 128.71 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 167 SQ FT - 15.54 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.

Set on the highly sought-after Timbercroft, this stunning four-bedroom semi-detached family home offers an exceptional combination of space, style, and practicality. On arrival, you're welcomed by an exceptionally large driveway providing parking for multiple vehicles, along with the added benefit of an integrated garage.

Inside, the ground floor has been thoughtfully designed to suit modern family life. The expansive reception room flows beautifully into a spectacular open-plan living/dining room and kitchen, creating the perfect space for entertaining and everyday living. The kitchen is fitted with high-quality, modern units, and large doors open directly onto a generous rear garden - ideal for summer gatherings and outdoor play. A separate utility room adds convenience, and the ground floor also features underfloor heating throughout the main living spaces, giving a sense of comfort and luxury.

Upstairs, the property boasts four well-proportioned bedrooms, including a superb principal bedroom with feature bay window, and two stylishly finished bathrooms. Every room has been renovated to a high standard, making this a home you can move straight into and enjoy.

The property offers excellent potential to extend further (subject to planning permission), making it a home that can grow with your family. Located close to local amenities, excellent transport links, and sought-after primary and secondary schools, this is a rare opportunity to secure a beautiful family home

welcome to

Timbercroft, Epsom

- Being Sold With No Onward Chain
- Recently Renovated To A High Standard
- Underfloor Heating Extends Into Living Space
- Option To Extend Further (STPP)
- Large Private Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£850,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107108](https://www.barnardmarcus.co.uk/Property/EWE107108)



Property Ref:
EWE107108 - 0007

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.



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