



Fairfield Close, Ewell Epsom KT19 0EG

welcome to

Fairfield Close, Ewell Epsom

Barnard Marcus are pleased to offer this, chain free, well-presented two bedroom detached house, located on a quiet residential close in Epsom, featuring two reception rooms, a modern fitted kitchen, private secluded, South facing garden, large garage accessed from both the driveway and the garden.



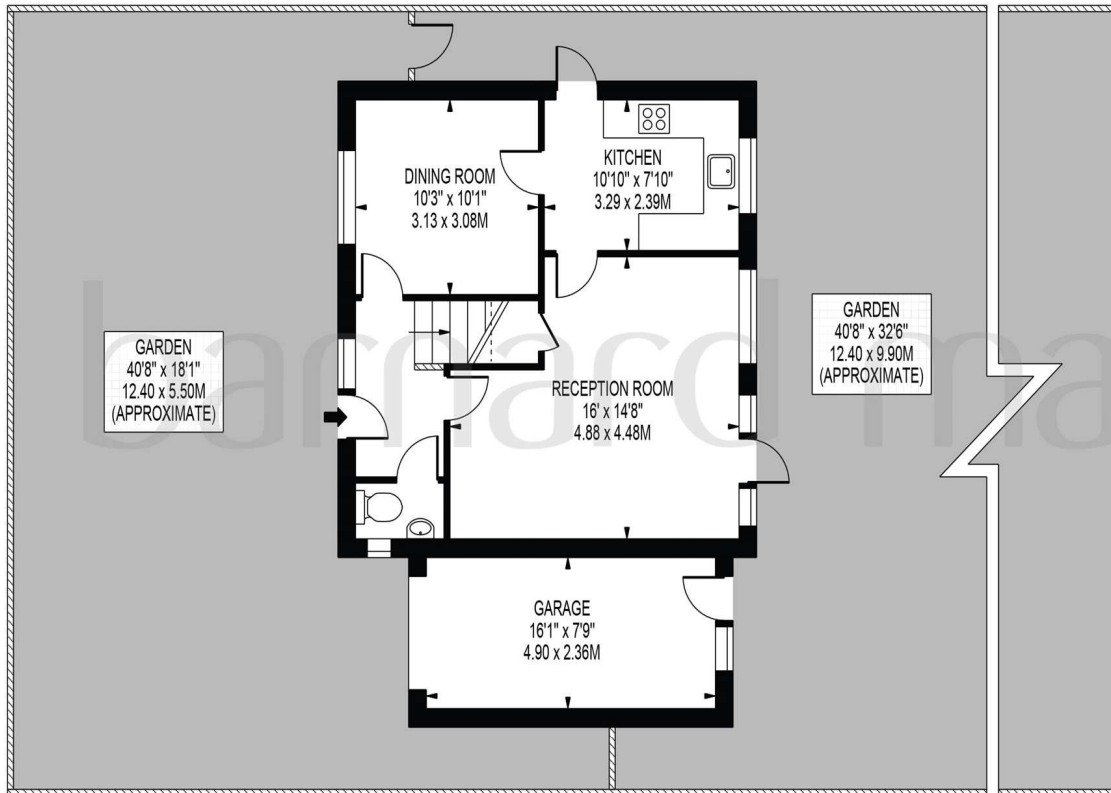
FAIRFIELD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **879 SQ FT - 81.66 SQ M**

(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : **43 SQ FT - 3.99 SQ M**

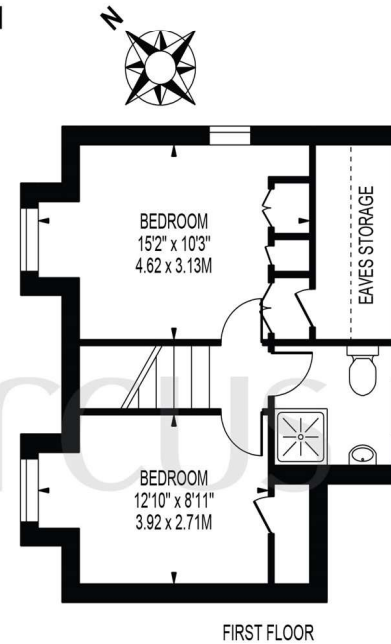
APPROXIMATE GROSS INTERNAL AREA OF GARAGE : **124 SQ FT - 11.52 SQ M**



GROUND 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.



FIRST FLOOR

This beautifully presented detached home, is perfectly positioned on the highly sought after Fairfield Close in Epsom.

On entering the bright hallway. The ground floor boasts;

- > An L shaped living room with a walk in storage cupboard;
- > A well proportioned dining room;
- > A modern fitted (oven, hob, fridge/freezer, dishwasher, microwave) kitchen, with ample storage and workspace.
- > A toilet / cloakroom.

The kitchen offers garden access and view. The living room has wall to wall garden windows, plus access directly onto the secluded garden.

Upstairs, you find two generous double bedrooms, both offering plenty of natural light, the larger bedroom having fitted wardrobes. A well-appointed family bathroom, with garden views, completes the upstairs. Loft / storage is available in both bedrooms.

The home is presented in excellent condition throughout, making it ready to move straight into.

Externally, the property benefits from driveway parking for three to four vehicles, a large garage accessed from both the driveway and the garden, and a well-maintained front and a rear, peaceful garden. Fairfield Close is a desirable, quiet location, within easy reach of local shops, schools, church and excellent transport links.

This property represents a wonderful opportunity to purchase a unique detached home in a prime Epsom location - viewing is highly recommended.

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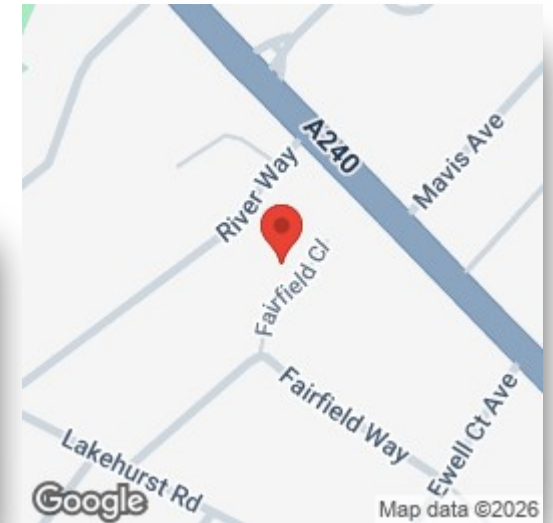
Fairfield Close, Ewell Epsom

- BEING SOLD CHAIN FREE
- A well sized detached house with a garage
- A large drive & private rear garden
- Situated on a quiet residential Cul-De-Sac
- Close to shops, transport links & local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£690,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107093](https://www.barnardmarcus.co.uk/Property/EWE107093)



Property Ref:
EWE107093 - 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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