



**Beaconsfield Road, Epsom KT18 6HS**

**welcome to**

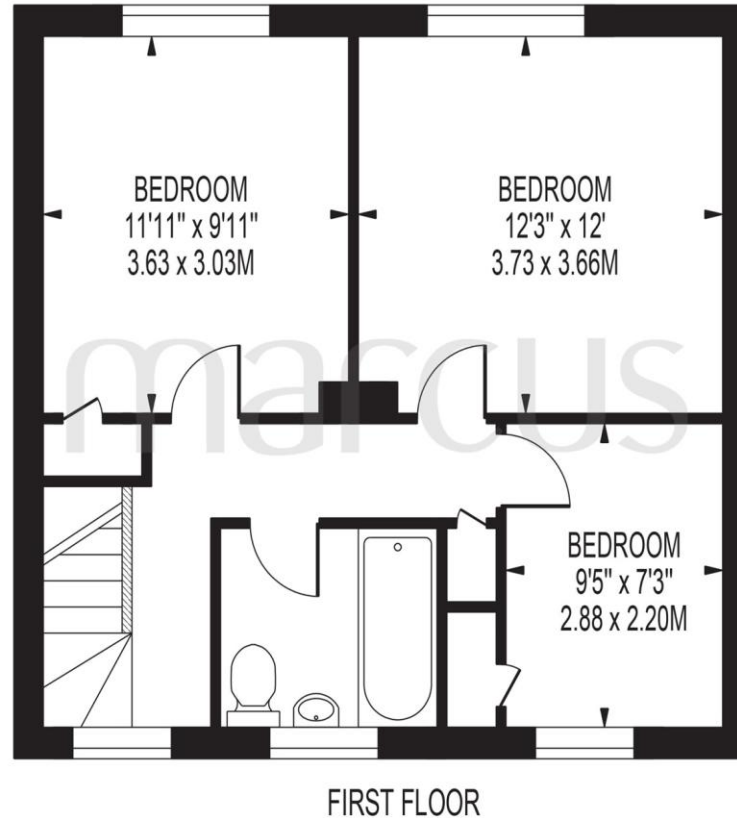
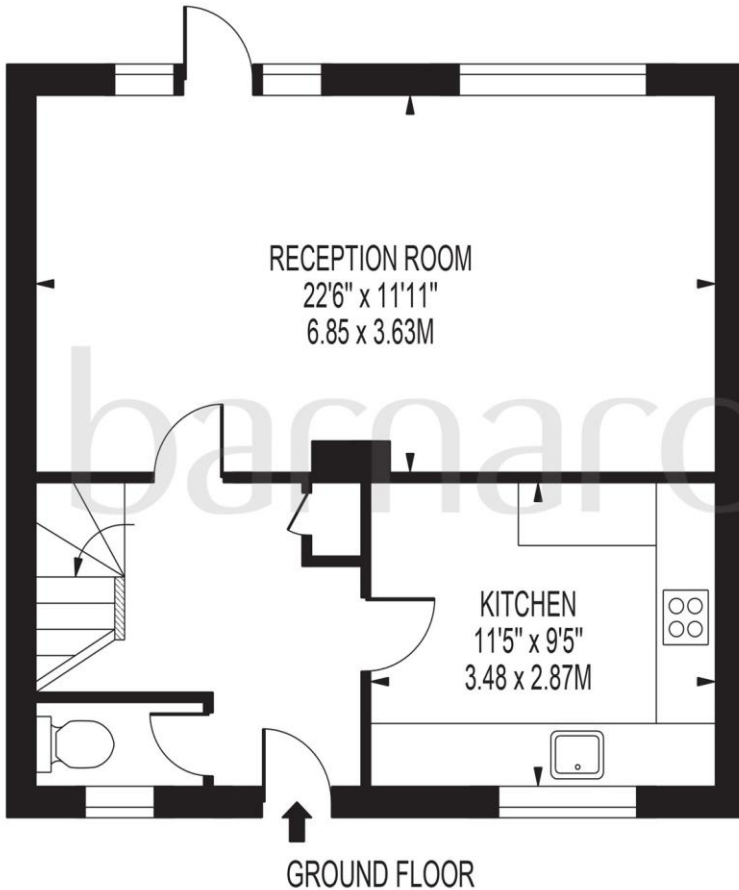
**Beaconsfield Road, Epsom**

Barnard Marcus proudly presents this larger-than-average three-bedroom mid-terrace home in the sought-after Langley Vale. With generous living space, a south-facing garden, and plenty of off street parking.



# BEACONSFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 980 SQ FT - 91.08 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.

Barnard Marcus are pleased to present to the market this generously proportioned three-bedroom mid-terrace family residence, situated in the desirable area of Langley Vale.

This well-appointed home offers spacious accommodation arranged over two floors. The ground floor comprises a bright and airy dual-aspect living and dining area, a modern fitted kitchen, and a convenient cloakroom W.C. The first floor features three generously sized bedrooms and a contemporary family bathroom complete with a three-piece suite.

Externally, the property benefits from a substantial driveway providing off-street parking for multiple vehicles and a large south facing garden for outdoor entertaining and family enjoyment. The home also offers scope for further extension, subject to the necessary planning permissions (STPP) and country walks on your doorstep.

Additional features include double glazing and gas central heating throughout, ensuring comfort and efficiency year-round.

Langley Vale enjoys a prime location within close proximity to Epsom Town Centre, Ashted Village, Tattenham Corner, and Walton on the Hill. Residents benefit from excellent transport links, with Tattenham Corner and Epsom Downs stations within easy reach, and Epsom and Ashted mainline stations a short drive or cycle away. The area is renowned for its highly regarded state and independent schools, and offers convenient access to London as well as both Gatwick and Heathrow airports via a well-connected road network.

welcome to

## Beaconsfield Road, Epsom

- Mid-Terrace Family Home
- Three Bedrooms
- Spacious Living / Diner
- Off Street Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£500,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS110152](https://www.barnardmarcus.co.uk/Property/EPS110152)



Property Ref:  
EPS110152 - 0008

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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