



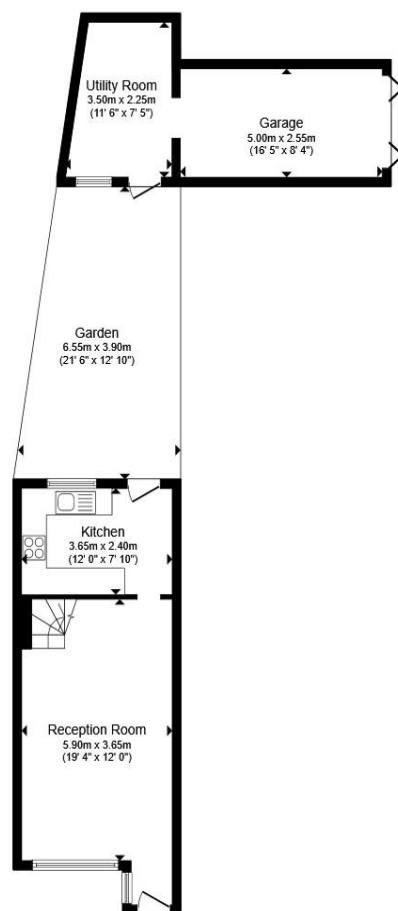
Upper High Street, Epsom KT17 4RA

welcome to

Upper High Street, Epsom

A well-presented two-bedroom end of terrace home ideally located within walking distance of Epsom town centre and station. Offering a spacious reception room, private garden, utility room and garage, with direct rail links to London Waterloo, Victoria and London Bridge.





Ground Floor



First Floor



Situated within easy walking distance of Epsom town centre and mainline railway station, this charming two-bedroom end of terrace home offers well-balanced accommodation, a private rear garden and the added advantage of a garage and utility room.

The ground floor comprises a bright and spacious reception room measuring over 19ft in length, creating an excellent living and dining space. To the rear, the fitted kitchen overlooks the garden and provides direct access outside. Upstairs, there are two generous double bedrooms and a modern family bathroom, making the property ideal for first-time buyers, downsizers and investors alike.

Externally, the property benefits from a private rear garden leading to a useful utility room and garage, providing valuable storage, workshop potential or secure parking.

The property is perfectly positioned for Epsom's excellent range of shops, restaurants, leisure facilities and highly regarded schools. Epsom station is within walking distance and offers direct services to London Waterloo, London Victoria and London Bridge, making this an excellent choice for commuters.

Early viewing is highly recommended.

Total floor area 82.9 m² (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Upper High Street, Epsom

- End of Terrace
- Two Double Bedrooms
- Modern Fitted Kitchen
- Bathroom with Three-piece Suite
- Private Rear Garden with Utility & Access to Garage
- Off-street Parking
- Moments from Shops, Station, Parks & Schools

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

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110625



Property Ref:
EPS110625 - 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.



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