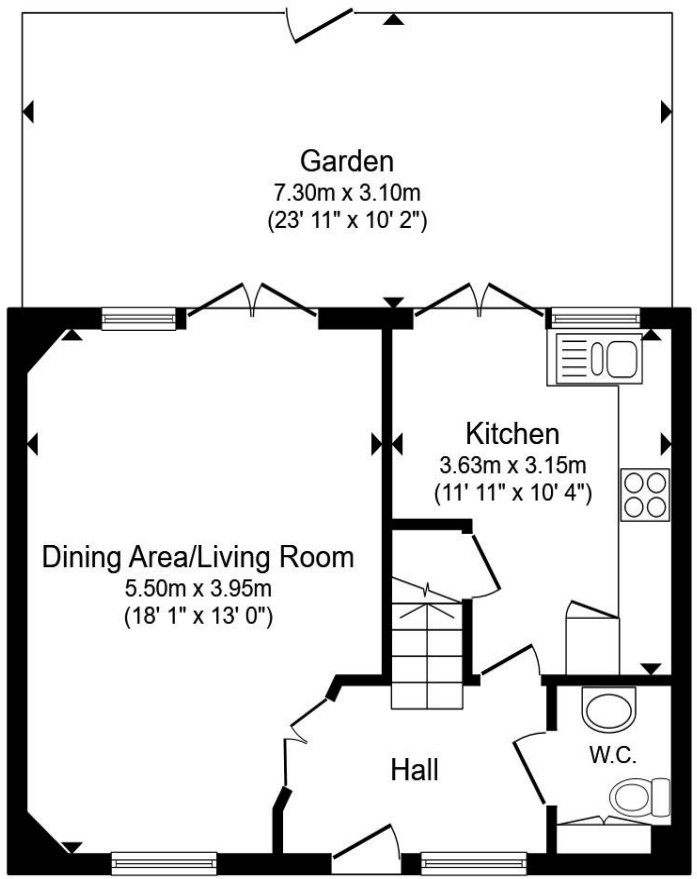
Westgate Lodge, Chalk Lane, Epsom KT18 7AN

barnard marcus

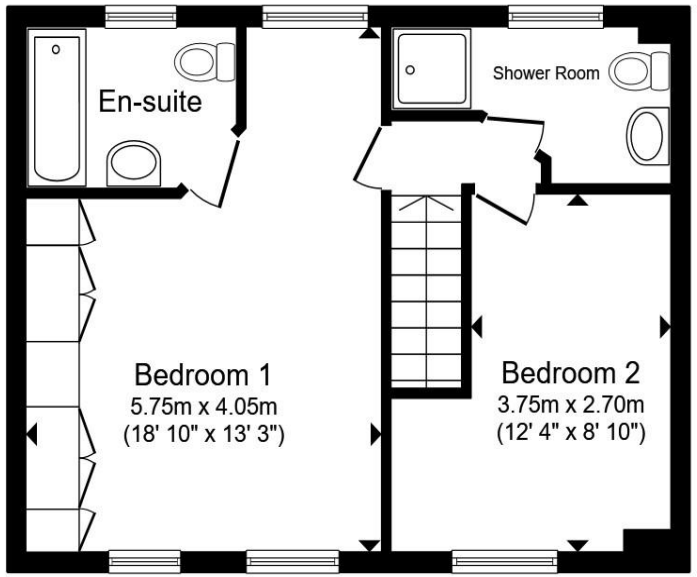
welcome to

Westgate Lodge, Chalk Lane, Epsom

A beautifully presented two double bedroom semi-detached lodge forming part of an exclusive gated development on the edge of the highly sought-after Woodcote Estate, offered to the market with no onward chain and a secure allocated parking space.



Ground Floor



First Floor

Total floor area 79.7 m² (858 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

barnard marcus

Nestled within the prestigious grounds of Westgate House, this unique home enjoys an enviable position just moments from Epsom town centre whilst benefiting from the tranquillity & character associated with one of the area's most desirable residential settings.

Approached through an impressive gated entrance, residents are welcomed by the stunning Grade II Listed Westgate House, with Westgate Lodge attached to its handsome and characterful façade. Constructed in 1997 and listed, the property seamlessly combines attractive period styling with modern practicality.

Internally, the accommodation extends to approximately 858 sq. ft. and is arranged over two floors. The ground floor comprises a welcoming entrance hall with guest cloakroom, a generous dual aspect living/dining room measuring over 18ft, and a separate fitted kitchen which enjoys direct access to the rear garden.

Upstairs, there are two excellent double bedrooms. The principal bedroom benefits from a spacious en-suite bathroom and fitted storage, whilst the second double bedroom is served by a separate shower room, making the layout ideal for guests, family members or those working from home.

To the rear, the property enjoys a private courtyard extending to almost 24ft in length, providing an excellent space for outdoor entertaining and relaxation. Further benefits include a secure allocated parking bay and the significant advantage of no onward chain.

welcome to

Westgate Lodge, Chalk Lane, Epsom

- Share of Freehold
- Semi-Detached Mews Cottage
- Two Double Bedrooms
- Bathroom, En-Suite & Ground Floor Cloakroom
- Private Courtyard Garden
- Allocated Parking Space
- Exclusive Gated Grade II Listed Development

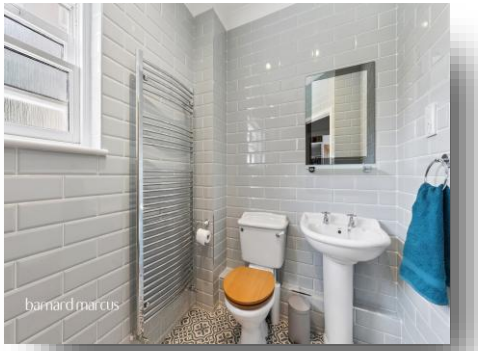
Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3400.00 Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110569

The Property Ombudsman

Property Ref:
EPS110569 - 0006

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

01372 740911

Epsom@barnardmarcus.co.uk

2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB

barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.