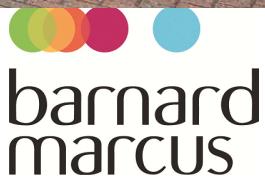




Whitebeam Close, Epsom KT17 3AU



welcome to

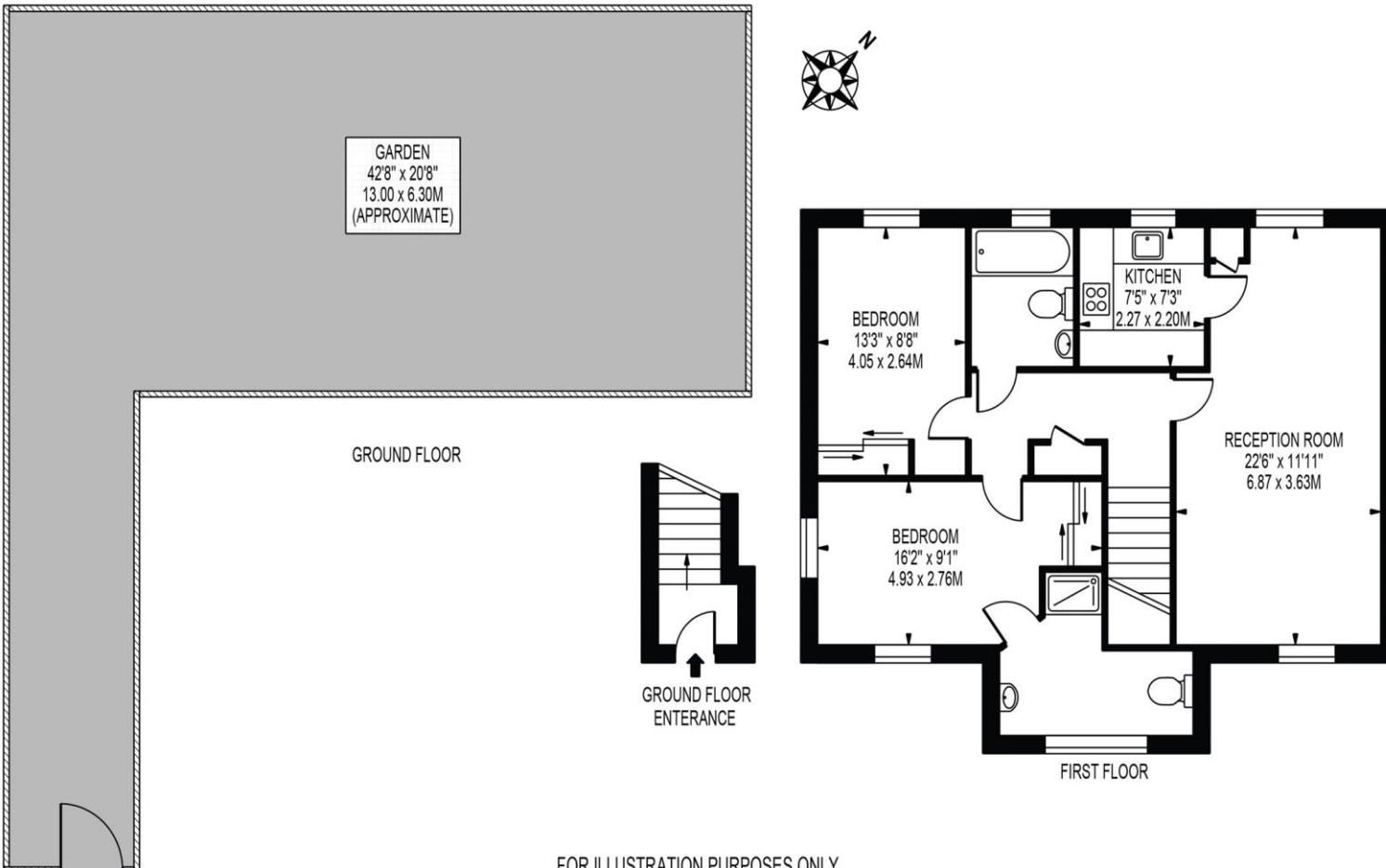
Whitebeam Close, Epsom

Rarely available and exceptionally well-appointed, this modern first-floor maisonette in a private cul-de-sac offers stylish, low-maintenance living with a 42ft westerly garden, spacious layout, & superb transport links—an ideal retreat or elegant downsize without compromise.



WHITE BEAM CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 825 SQ FT - 76.63 SQ M



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.

Nestled within the highly sought-after and rarely available Whitebeam Close cul-de-sac, this outstanding first-floor maisonette presents a rare opportunity to acquire a modern home of exceptional quality and convenience. Built in 2011 by Devine Homes, the property offers a remarkable combination of contemporary living, thoughtful design, and private outdoor space.

Boasting an impressive 42ft Westerly-facing private garden, the home is accessed via its own front door and enjoys a peaceful position within a detached building comprising only two residences-providing an immediate sense of privacy and exclusivity.

The internal accommodation is generously proportioned and immaculately presented throughout, comprising a modern fitted kitchen with quality appliances, spacious lounge/dining area, double aspect principal bedroom with fitted wardrobes and a large en-suite shower room, second well-sized double bedroom with ample storage, contemporary family bathroom, extensive fitted storage including loft access

Externally, the property benefits from a private driveway offering off-street parking and is ideally positioned within walking distance of local shops at Epsom Downs Parade. A selection of rail stations-Epsom Downs, Tattenham Corner, Banstead, and Ewell East-are all located within approximately one mile, offering excellent connectivity.

This fine home represents an ideal opportunity for downsizers, professionals, or those seeking a low-maintenance lifestyle.

welcome to

Whitebeam Close, Epsom

- Modern First Floor Maisonette
- Two Double Bedrooms
- Two Bathrooms
- Off Street Parking
- Private Rear Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 525.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£390,000

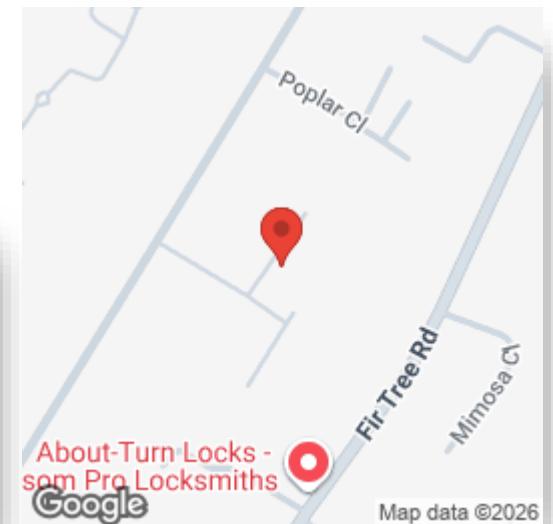


view this property online barnardmarcus.co.uk/Property/EPS110012



Property Ref:
EPS110012 - 0010

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.



Please note the marker reflects the
postcode not the actual property



01372 740911



Epsom@barnardmarcus.co.uk



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



barnardmarcus.co.uk