



barnard marcus

**Jasmin Road, Epsom KT19 9EA**

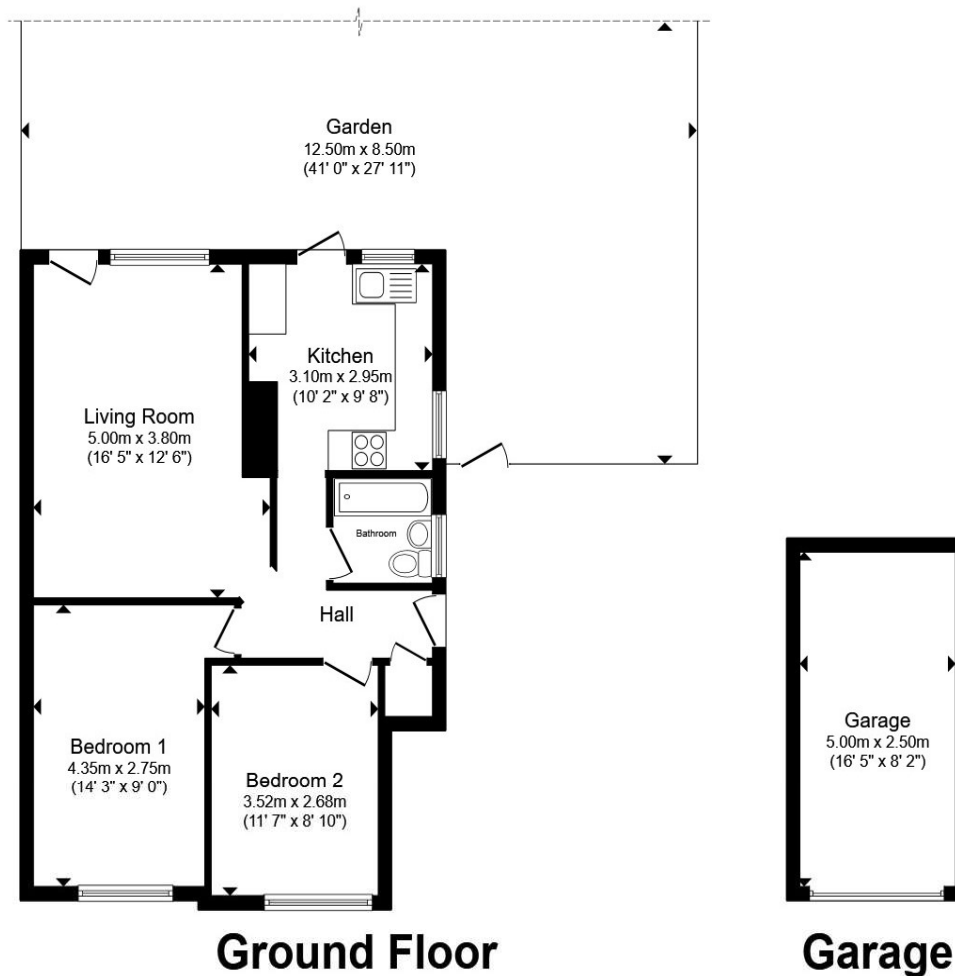


**welcome to**

**Jasmin Road, Epsom**

Two-bedroom ground floor maisonette on a corner plot with driveway, garage, and private garden in a quiet Epsom location.





Situated on a desirable corner plot along the ever-popular Jasmin Road in Epsom, this well-presented two-bedroom ground floor maisonette offers a fantastic opportunity for a range of buyers, from downsizers to first-time purchasers. The property is positioned within a quiet residential setting, whilst remaining conveniently close to local shops, amenities, and transport links.

Upon entering, you are welcomed by a central hallway providing access to all principal rooms. The accommodation comprises two well-proportioned double bedrooms, both offering excellent space for furnishings. The property further benefits from a generous separate living room, ideal for relaxing or entertaining, with a pleasant outlook and direct access through to the rear garden.

The separate kitchen is well laid out, offering ample storage and workspace, with scope for modernisation if desired. Completing the internal accommodation is a family bathroom, presented in good condition.

Externally, the property truly stands out, benefiting from a private rear garden, perfect for outdoor enjoyment, as well as a driveway providing off-street parking and a detached garage. The corner plot position enhances both privacy and space, making this an attractive offering in the current market.

Overall, the property is offered in good condition throughout and presents a superb opportunity to acquire a home in a sought-after Epsom location.

**Total floor area 70.2 m<sup>2</sup> (756 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](http://www.propertybox.io)

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## Jasmin Road, Epsom

- Two double bedrooms
- Ground floor corner plot maisonette
- Private rear garden
- Driveway and detached garage
- Separate living room and kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE107285](https://www.barnardmarcus.co.uk/Property/EWE107285)



Property Ref:  
EWE107285 - 0003

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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