




barnard marcus

Cunliffe Road, Epsom KT19 0RJ

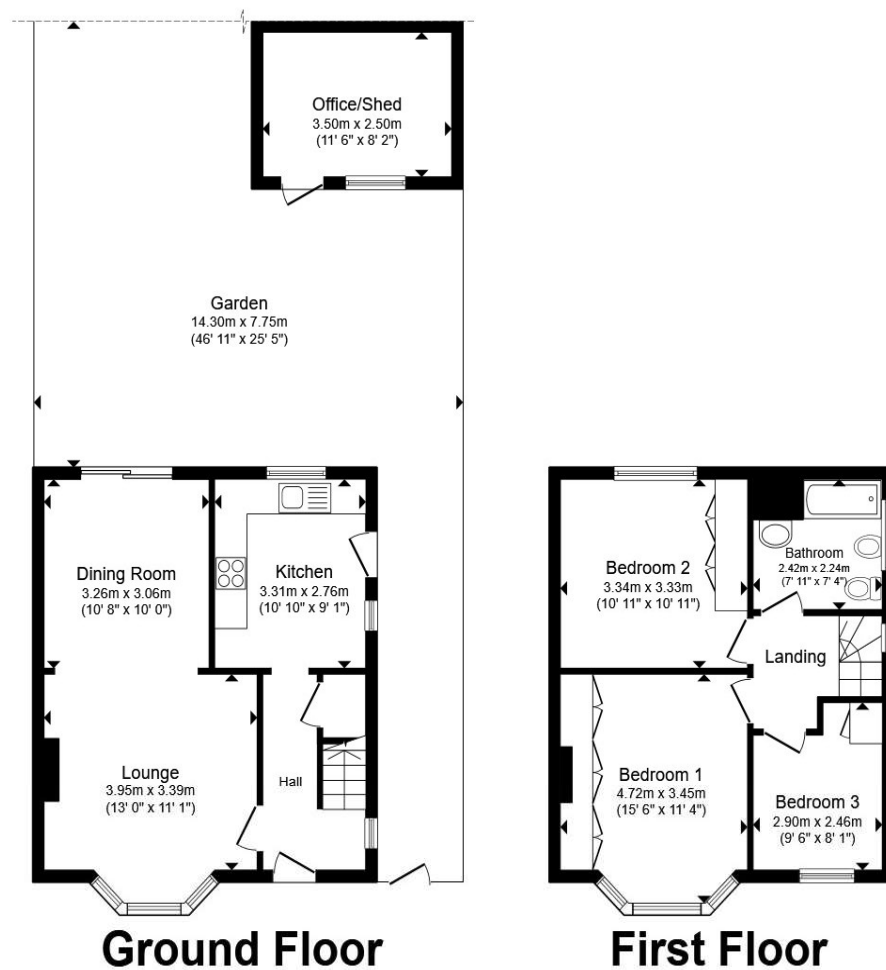

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welcome to

Cunliffe Road, Epsom

A superb opportunity to acquire a property with endless potential in a desirable area-perfect for buyers looking to renovate and create a beautiful long-term home.





This attractive property presents a fantastic opportunity for buyers seeking a home they can truly make their own. Requiring modernisation throughout, the house offers a blank canvas with enormous scope to create a stylish and comfortable family residence tailored to individual tastes.

The accommodation is well-proportioned and thoughtfully arranged, currently comprising a welcoming open-plan lounge and dining area, creating a sociable and versatile living space, alongside a kitchen and additional ground floor accommodation. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a generous garden and an outdoor storage shed, providing useful additional space.

Positioned in a highly sought-after location, the property is conveniently close to a range of local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for families and commuters alike.

Offering significant potential to extend (subject to planning permission), this is a rare chance to enhance and add value, transforming the property into a truly exceptional home.

Total floor area 91.3 m² (983 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

Cunliffe Road, Epsom

- Three-bedroom family home
- Open-plan lounge/dining area
- Spacious and versatile layout
- Generous plot with scope to extend (STPP)
- Sought-after residential location
- Close to schools, amenities, and transport links

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107280](https://www.barnardmarcus.co.uk/Property/EWE107280)



Property Ref:
EWE107280 - 0003

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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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