



**Mannamead, Epsom, KT18 6HU**

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marcus**

**welcome to**

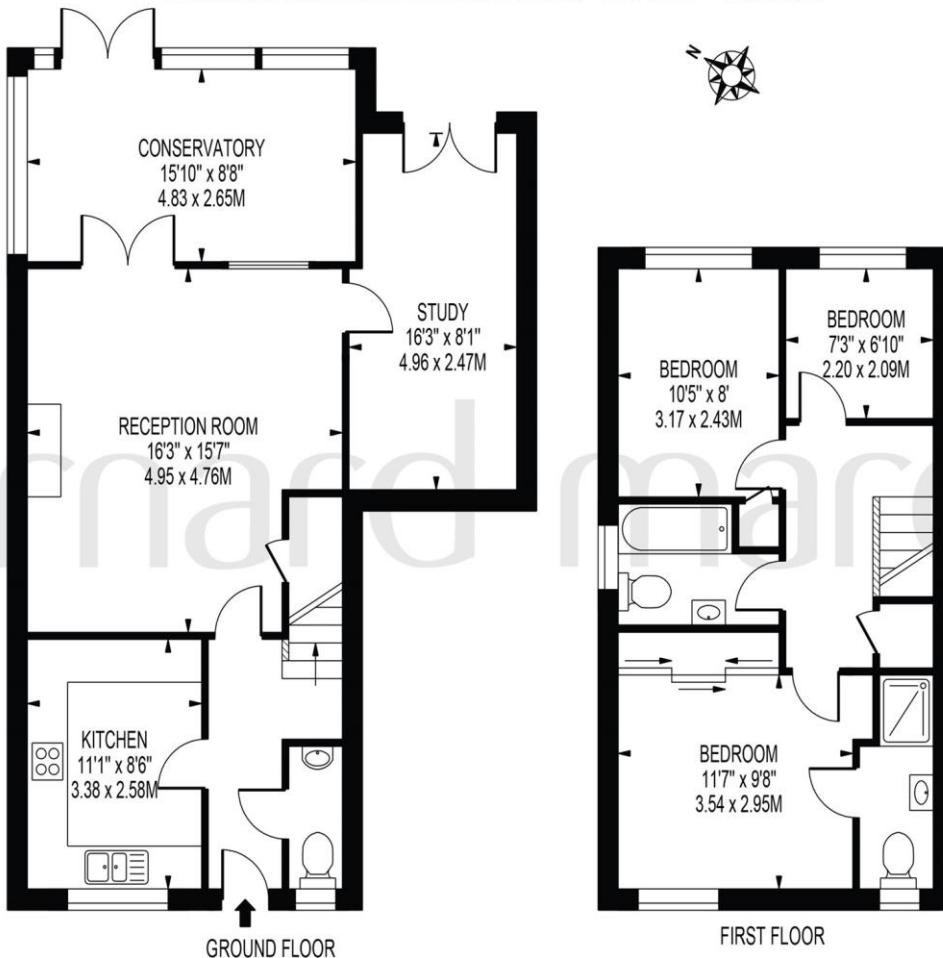
## **Mannamead, Epsom**

Barnard Marcus is thrilled to present this beautifully appointed 3-bedroom detached family home, nestled in a peaceful cul-de-sac within the charming and picturesque Langley Vale Village, offering off-street parking, a beautifully maintained interior, and a stunning private rear garden



## MANNAMEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1164 SQ FT - 108.12 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.

Set within a tranquil cul-de-sac in the heart of Langley Vale, this exceptional detached family home offers a peaceful lifestyle just moments from the stunning open spaces of Epsom Downs.

The ground floor features a spacious open-plan living and dining area that flows effortlessly into a bright conservatory, both opening onto a beautifully tiered rear garden-ideal for entertaining or unwinding. A separate study also provides direct garden access via patio doors, adding versatility to the layout. Completing the ground floor is a well-equipped kitchen and a convenient cloakroom W.C.

Upstairs, the home offers three generously sized double bedrooms, including a principal suite with its own ensuite, a stylish family bathroom, and useful loft storage.

Langley Vale is a highly sought-after village, just a stone's throw from the iconic Epsom Downs Racecourse and under two miles from the vibrant Epsom Town Centre. Tattenham Corner rail station is also within easy walking distance, offering excellent transport links.

Internal viewing is strongly recommended to fully appreciate the space, charm, and location this wonderful home has to offer.

welcome to

## Mannamead, Epsom

- Spacious 3-bedroom detached family home
- Generous off-street parking
- Three bathrooms, featuring en-suite, family bathroom, and a convenient W.C/cloakroom
- Stunning private rear garden
- Located in the charming Langley Vale Village within a sought-after modern cul-de-sac

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£600,000**

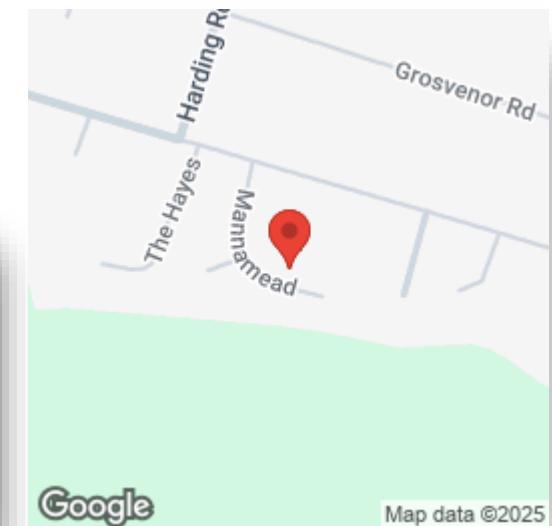


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Property Ref:  
EPS110068 - 0004



Please note the marker reflects the postcode not the actual property

  
barnard marcus



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