



Mannamead, Epsom, KT18 6HU

welcome to

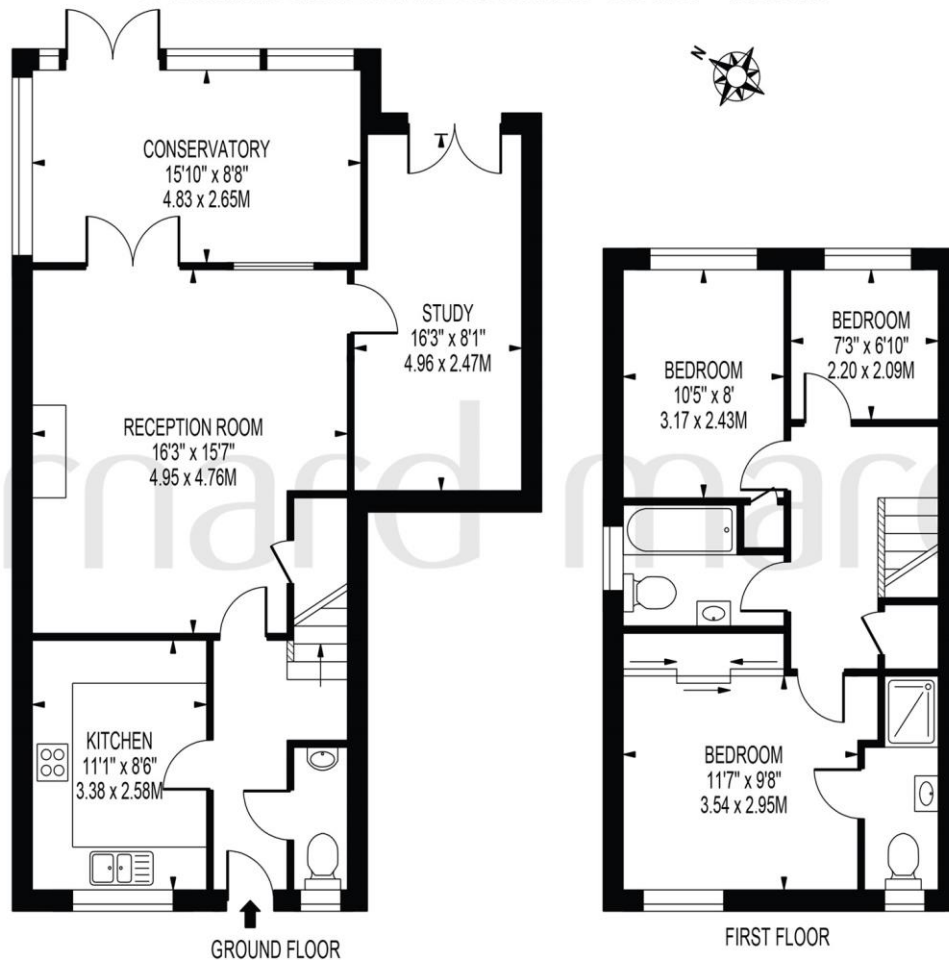
Mannamead, Epsom

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



FOR ILLUSTRATION PURPOSES ONLY

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.

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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
- W.C/cloakroom
- Excellent proximity to Epsom Downs
- Immaculate condition throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of
£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110068



Property Ref:
EPS110068 - 0004

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.

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