



Windsor Gardens, Epsom KT19 8NH

welcome to

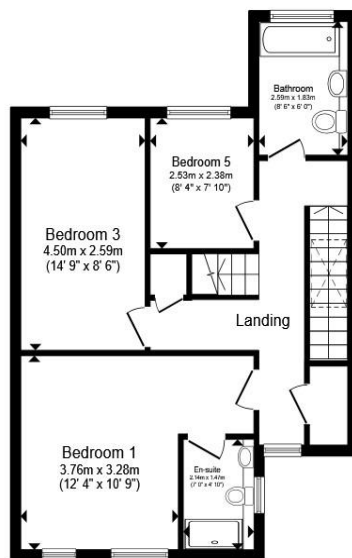
Windsor Gardens, Epsom

A superb gated linked-detached home within walking distance of Epsom station, town centre and excellent schools, offering spacious accommodation over three floors, a stunning open-plan living area, five bedrooms and a private garden with home office.

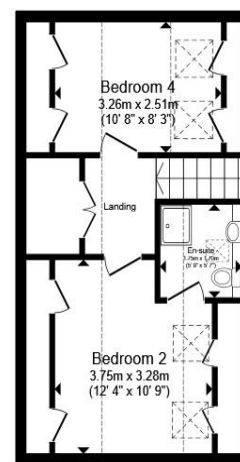




Ground Floor



First Floor



Second Floor



Total floor area 154.9 m² (1,667 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



Set behind a gated entrance in a highly convenient Epsom location, this well-presented linked-detached family home offers generous & versatile accommodation arranged over three floors, with the added benefit of being within walking distance of Epsom station, town centre, and well-regarded local schools.

The ground floor is centred around an impressive open-plan kitchen/living/dining space measuring 28'3 x 16'6, providing an ideal hub for modern family living & entertaining. The kitchen is thoughtfully arranged with a central island and enjoys excellent natural light, with direct access to the rear garden via bi-fold style doors. A separate utility room and downstairs WC add practical convenience, while the welcoming entrance hall completes the ground floor layout.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom. The second floor offers further flexibility with two additional bedrooms, one of which also benefits from its own en-suite, making it ideal for guests or older children.

Externally, the property enjoys a private rear garden extending to approximately 43ft, providing a great space for outdoor entertaining. To the rear of the garden is a detached outbuilding (12'6 x 9'3), currently used as a home office/gym, offering excellent versatility for remote working or leisure.

Further benefits include a gated frontage providing secure off-street parking.

welcome to

Windsor Gardens, Epsom

- Link Detached Family Home
- Five Bedrooms
- Gated Entrance
- Two En-Suite Shower Rooms & Family Bathroom
- Off Street Parking
- Private Rear Garden with Fully Powered Outbuilding
- Walking Distance to Shops, Schools & Station

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110277



Property Ref:

EPS110277 - 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



01372 740911



Epsom@barnardmarcus.co.uk



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



barnardmarcus.co.uk