



**Beaconsfield Road, Epsom KT18 6HD**



## **welcome to**

### **Beaconsfield Road, Epsom**

This immaculately presented two-bedroom first-floor maisonette is situated in the desirable village of Langley Vale. The property has been comprehensively renovated to an exceptional standard, offering bright and spacious accommodation throughout.

Internally, the residence features a generously proportioned lounge and dining area enhanced by elegant hardwood flooring. The contemporary kitchen is appointed with quartz worktops and high-specification fittings, while the newly installed bathroom suite comprises three stylish pieces, delivering both comfort and sophistication.

Externally, the property benefits from a private rear garden, thoughtfully landscaped with composite decking, astroturf, and a well-maintained lawn. A versatile outbuilding provides an ideal space for a home office or personal gym. Additional amenities include a garage and off-street parking.

Langley Vale offers a tranquil village setting with convenient access to local amenities including a primary school, village store, and petrol station. The renowned Epsom Downs, home to the historic Epsom Derby, is nearby and provides extensive walking trails and bridleways, ideal for outdoor enthusiasts.



## BEACONSFIELD ROAD

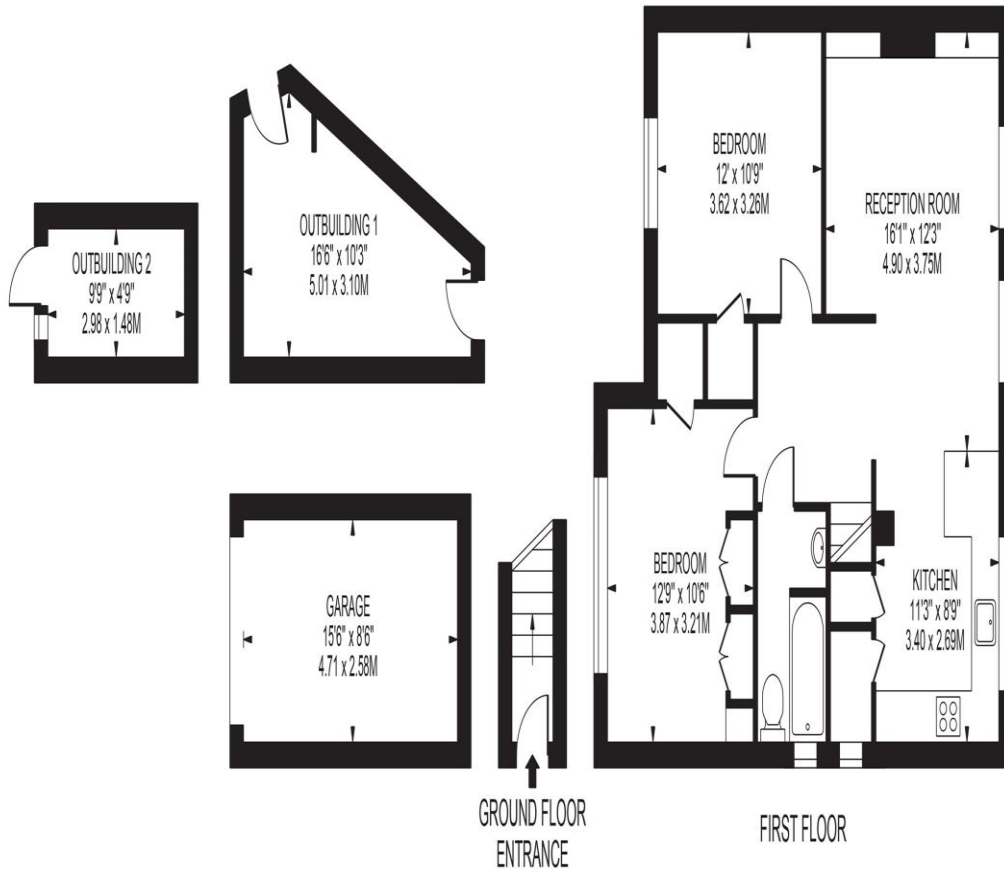
APPROXIMATE GROSS INTERNAL FLOOR AREA: 739 SQ FT - 68.66 SQ M

(EXCLUDING GARAGE, OUTBUILDING 1 & OUTBUILDING 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA GARAGE: 131 SQ FT - 12.15 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: 122 SQ FT - 11.35 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: 47 SQ FT - 4.41 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.  
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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.



**welcome to**

## **Beaconsfield Road, Epsom**

- First Floor Maisonette
- Two Double Bedrooms
- New High Spec Bathroom with Three Piece Suite
- Modern Open Plan Kitchen
- Off Street Parking & Garage

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.

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS110125](https://barnardmarcus.co.uk/Property/EPS110125)



Property Ref:

EPS110125 - 0002

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**barnard marcus**



**01372 740911**



[Epsom@barnardmarcus.co.uk](mailto:Epsom@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**