



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

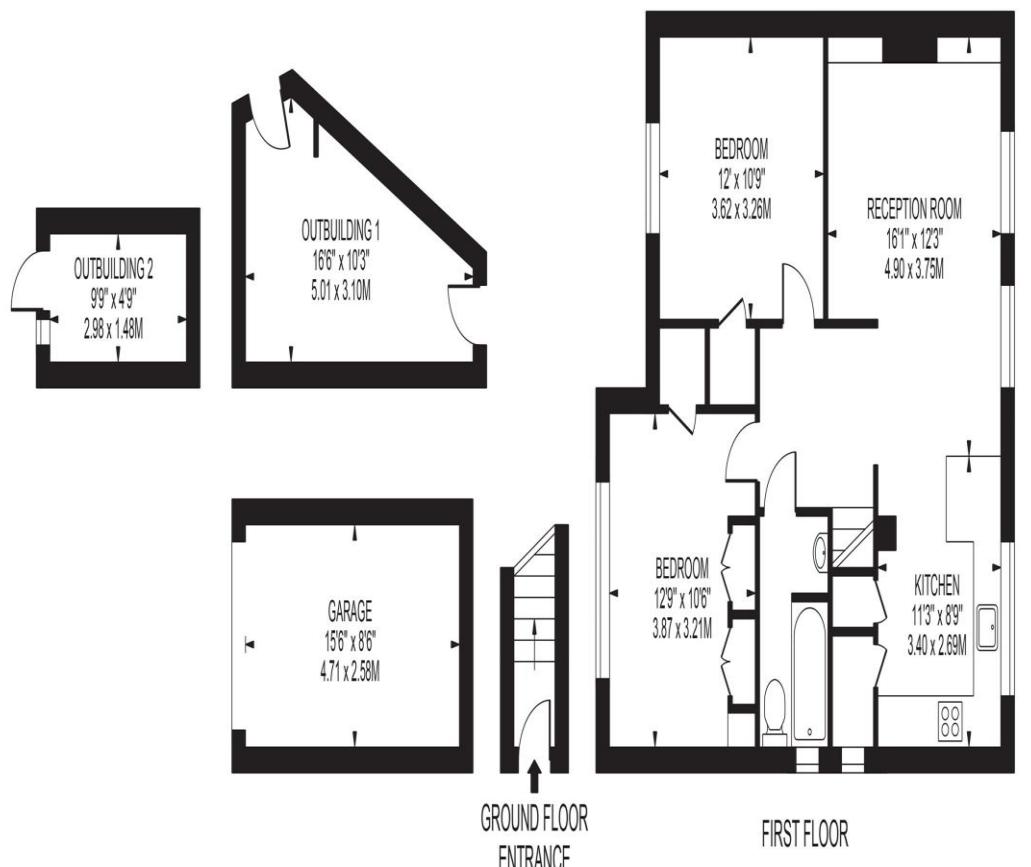
APPROXIMATE GROSS INTERNAL FLOOR AREA: 739 SQ FT - 68.66 SQ M

(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.
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.



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



view this property online barnardmarcus.co.uk/Property/EPS110125

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.



Property Ref:
EPS110125 - 0002

Please note the marker reflects the postcode not the actual property



01372 740911



Epsom@barnardmarcus.co.uk



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



barnardmarcus.co.uk