



Gainsborough Road, Epsom, KT19 9DG

welcome to

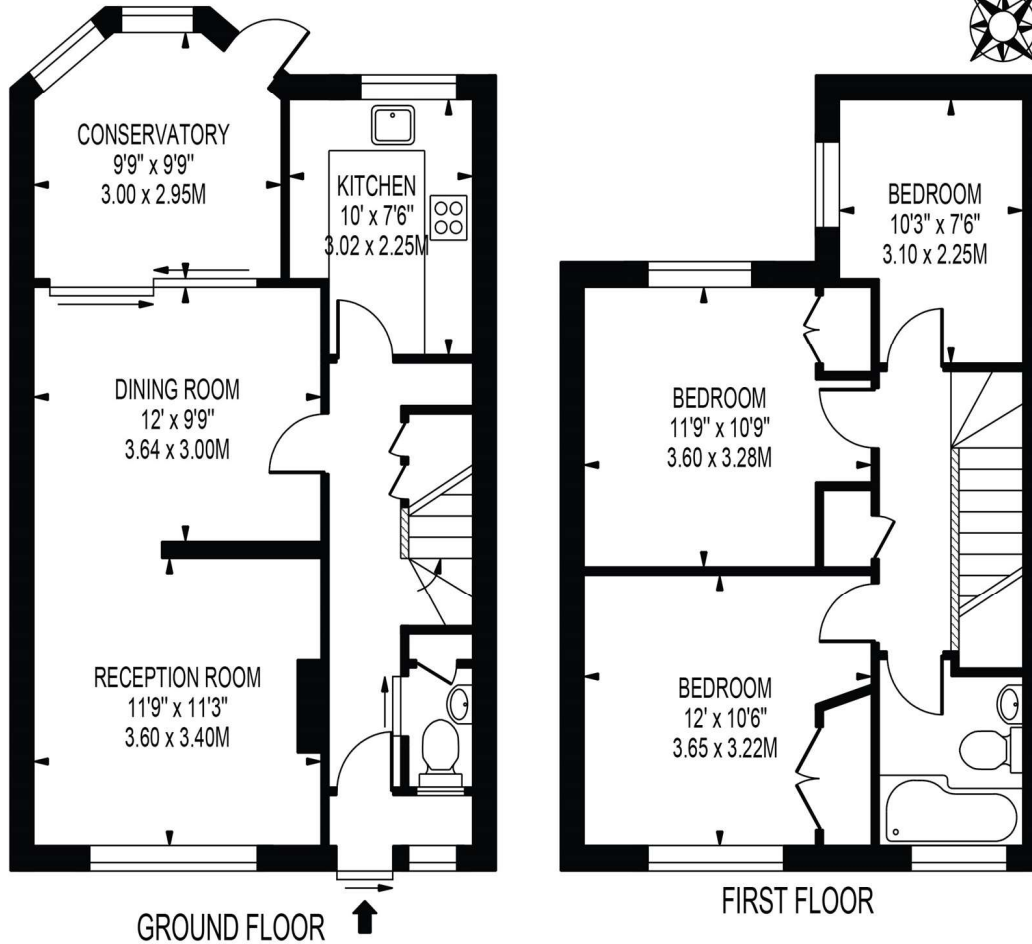
Gainsborough Road, Epsom

Discover this superb three-bedroom family home, ideally positioned just a mile from Epsom town centre. Tucked away in a peaceful cul-de-sac, it offers spacious living, modern finishes, and seamless access to London via nearby Zone 6 rail stations. Surrounded by green spaces and top local schools.



GAINSBOROUGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 984 SQ FT - 91.44 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.

An outstanding opportunity to acquire a well-appointed three-bedroom residence, ideally situated within one mile of Epsom town centre. This charming property benefits from excellent transport links into Central London and is nestled within a peaceful cul-de-sac, making it an ideal choice for families.

The ground floor comprises a spacious & versatile reception/dining area, seamlessly connected to a contemporary conservatory via sliding doors. The conservatory provides direct access to a private rear garden, complete with covered storage and rear access. A separate fitted kitchen with breakfast bar and a convenient downstairs W/C complete the ground floor layout.

The first floor offers three generously proportioned bedrooms and a well-equipped family bathroom featuring a modern three-piece suite.

Positioned in a tranquil residential enclave, the property is within approximately 0.6 miles of both Epsom and Ewell West railway stations (Zone 6), offering swift and reliable connections to London. The area is well-served by a selection of reputable local schools, catering to all age groups.

Residents will enjoy proximity to a wealth of green spaces including Horton Country Park, Long Grove Park, and various recreational grounds. Popular nearby attractions include Hobbledown Adventure Farm, Horton Golf Club, and Chessington World of Adventures, providing excellent leisure options for all the family.

welcome to

Gainsborough Road, Epsom

- Mid Terrace
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living / Diner with Conservatory
- Private Rear Garden with Rear Access
- Cul-De-Sac Location
- Close to Schools, Shops & Stations

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS110151](https://www.barnardmarcus.co.uk/Property/EPS110151)



Property Ref:
EPS110151 - 0004

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