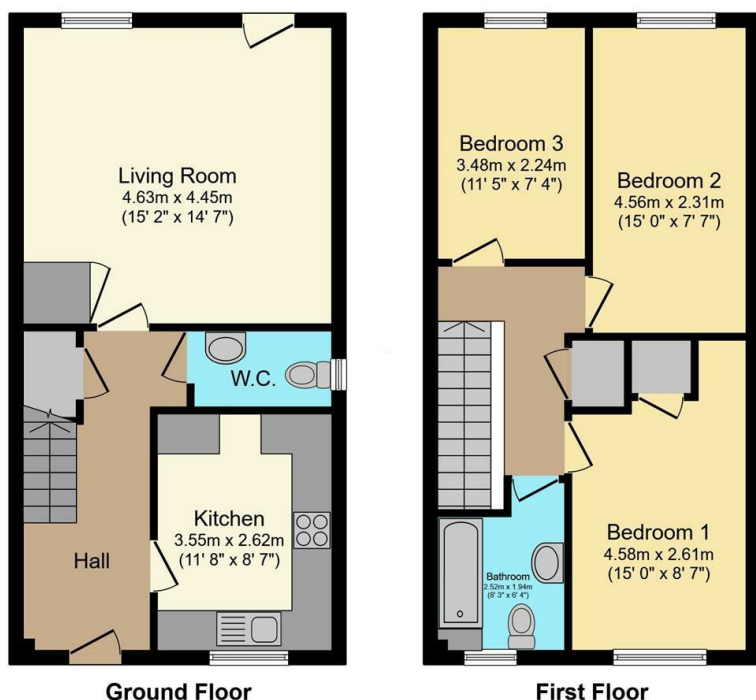




19 Ethel Bailey Close, Epsom, KT19 8NF
No offers £360,000

 3  1  1  B





Total floor area 86.5 sq.m. (931 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.focalagent.com

- 60% SHARED OWNERSHIP WITH OPTION TO BUY OUTRIGHT FOR £630,000
- Private Garden
- Close to Town Centre
- Great Local Schools
- Good Road Links
- Quiet and Modern Residential Development
- Off Street Parking
- Mainline Stations
- Lots of Green Spaces
- Local Bus Service

60% SHARED OWNERSHIP WITH OPTION TO BUY OUTRIGHT FOR £600,000**

This beautifully presented three-bedroom end-of-terrace home is perfectly suited for a growing family, located in the highly desirable Manor Park development. Offering stylish, bright, and immaculate interiors throughout, the property features off-street parking and a private rear garden.

The Space

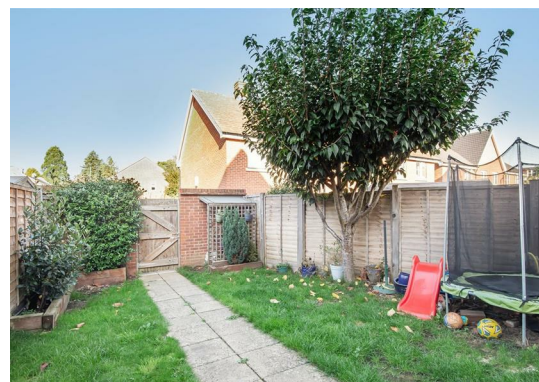
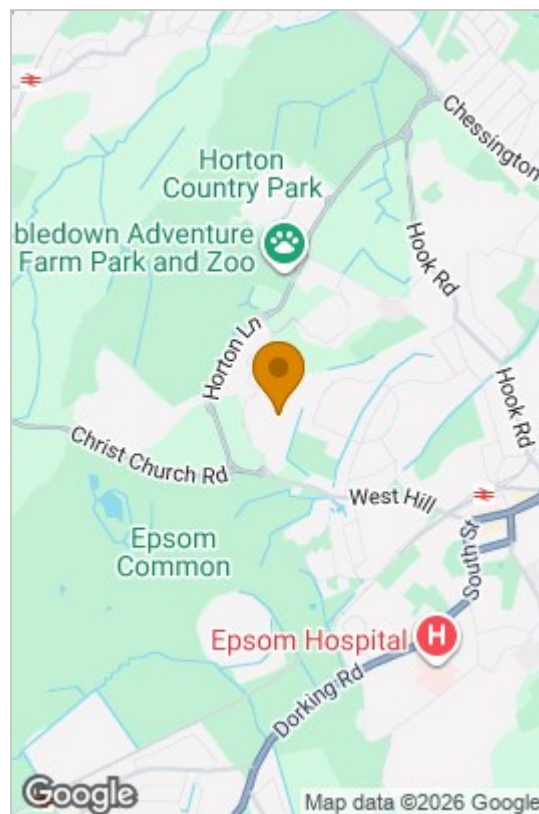
Ground Floor: An inviting entrance hall with a guest WC leads into a spacious rear-aspect reception room, offering ample space for lounging and dining with direct access to the garden. The separate, modern kitchen is well-equipped with integrated appliances and sleek cabinetry.

First Floor: Three well-proportioned bedrooms and a contemporary three-piece family bathroom.

Key Features: Gas central heating, double glazing, and clever inbuilt storage throughout.

The Location

Tucked away in a quiet residential pocket, you're just moments from the green spaces of Stamford Green, Epsom Common, and



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		95	(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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