



barnard marcus

Briarwood Road, Epsom KT17 2LX

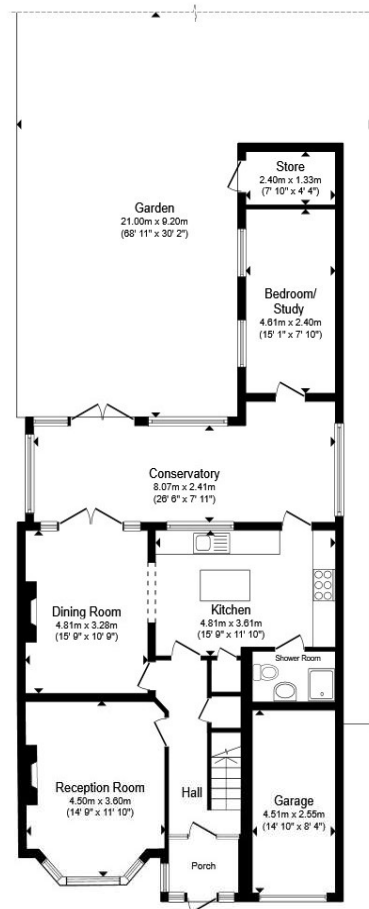

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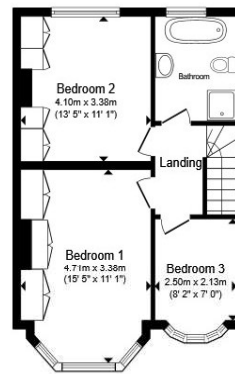
Briarwood Road, Epsom

Extended three-bedroom family home in excellent condition on a quiet road in Epsom, close to Stoneleigh Broadway and station, with versatile living space, private garden, garage, and further potential (STPP).





Ground Floor



First Floor



Situated on the quiet residential Briarwood Road, this beautifully presented and tastefully extended family home offers generous and versatile living space throughout. Ideally located within close proximity to Stoneleigh Broadway and Stoneleigh Station, the property provides convenient access into London, making it perfect for commuters.

The ground floor features a welcoming reception room, a stylish open-plan dining/kitchen area, and a modern shower room. To the rear, a bright and spacious conservatory floods the home with natural light and opens onto a private garden. A further versatile room offers flexibility for use as a home office, nursery, gym, or additional bedroom. The integrated garage adds further practicality.

Upstairs, the property comprises two well-proportioned double bedrooms, a generous third bedroom, and a contemporary family bathroom complete with both bath and shower facilities.

Presented in excellent condition throughout, this home also offers scope for further extension (STPP). Positioned within catchment for highly regarded schools, this is a superb opportunity to acquire a spacious and adaptable home in a sought-after location.

Total floor area 156.3 m² (1,683 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



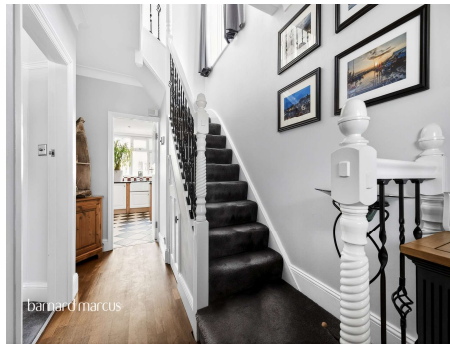
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Briarwood Road, Epsom

- Located On A Quiet Residential Road
- Close Proximity To Stoneleigh Broadway & Stoneleigh Station
- Option To Extend Further (STPP)
- Drive, Garage & Private Rear Garden
- Close To Primary & Secondary Schools

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£932,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107242



Property Ref:
EWE107242 - 0006

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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