



**Gadesden Road, Epsom KT19 9LB**

**welcome to**

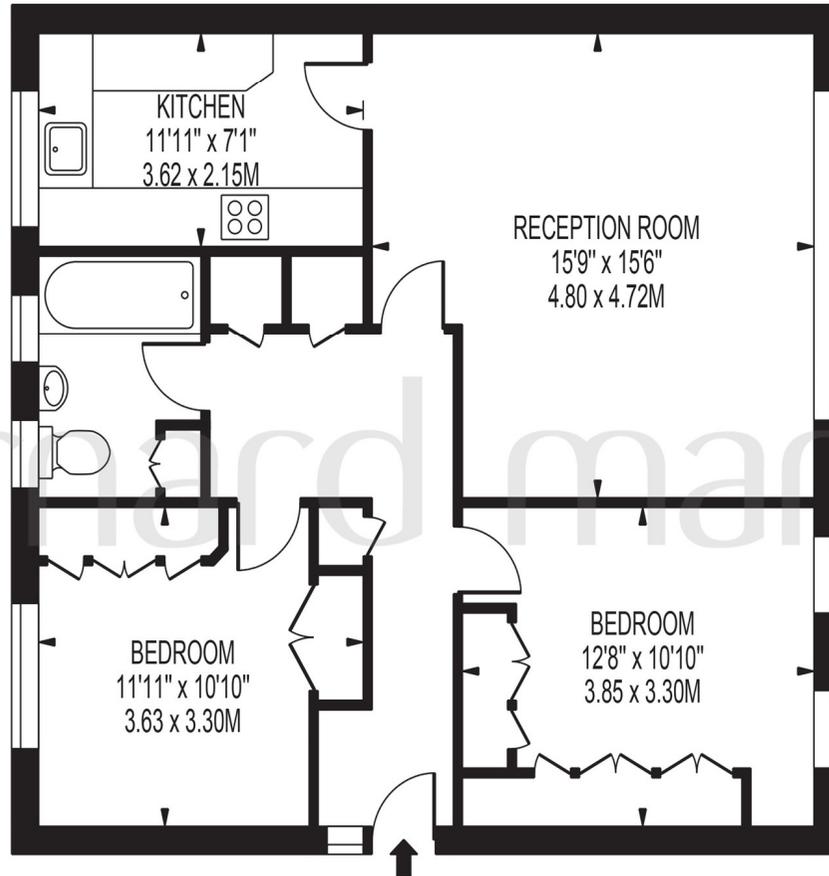
**Gadesden Road, Epsom**

Barnard Marcus Is Pleased To Offer This Spacious Two-Bedroom Flat To Market.



# GADESSEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 759 SQ FT - 70.52 SQ M



GROUND FLOOR

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.

Nestled on the ever-popular and peaceful Gadesden Road in Ewell, this spacious two-bedroom ground floor flat offers an ideal blend of comfort, convenience, and practicality. The property boasts a generously sized reception room, perfect for entertaining or relaxing, with plenty of natural light enhancing the sense of space. The modern kitchen is well-proportioned and neatly arranged, providing ample room for appliances and storage. Both bedrooms are doubles, offering flexibility for families, professionals, or those seeking a comfortable guest or home office space. The contemporary bathroom is smartly finished, complementing the home's bright and welcoming feel throughout.

Further benefits include ample internal storage, along with additional external storage, ensuring practicality for day-to-day living. Situated on a quiet residential road, this charming home remains within easy reach of local shops, amenities, and both primary and secondary schools. Excellent transport links are also nearby, providing straightforward access into Epsom, Sutton, and beyond. With its generous layout, well-presented interiors, and superb location, this property makes for an exceptional first home, investment, or downsize option.

welcome to

## Gadesden Road, Epsom

- Located On A Quiet Residential Road
- Close To Shops & Local Amenities
- A Ground Floor Spacious Flat With Ample Storage
- Two Double Bedrooms
- A Large Lounge & Separate Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 186.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE106893](https://www.barnardmarcus.co.uk/Property/EWE106893)



Property Ref:  
EWE106893 - 0012

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.

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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