



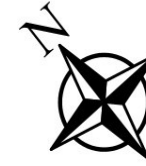
Pams Way, Epsom KT19 0HN

welcome to

Pams Way, Epsom

A well-sized, chain-free home on sought-after Pams Way, offering driveway, garage, and a generous garden. Extended to the rear and set in a prime location close to schools, transport links, and local amenities, this property presents a fantastic opportunity to modernise and add value.





Located on the highly sought-after Pams Way, this well-proportioned home offers an excellent opportunity for buyers looking to secure a property in a desirable residential setting. The property is ideally positioned within close proximity to well-regarded primary and secondary schools, convenient transport links, local shops, and a strong community feel, making it perfect for families and commuters alike.

The home benefits from a rear extension, creating a generous and flexible living space, ideal for modern day living. The ground floor offers well-balanced accommodation with clearly defined living and dining areas, while the first floor provides comfortable bedroom space.

Externally, the property boasts a good-sized rear garden, a private driveway, and the added benefit of a garage, providing both parking and storage options.

Offered to the market in fair condition, the property is vacant and ready for immediate occupation, allowing any incoming purchaser to move straight in and begin making it their own. There is clear potential to further extend or reconfigure, subject to the usual planning permissions, making this a fantastic long-term investment.

Total floor area 122.5 m² (1,319 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



welcome to

Pams Way, Epsom

- Chain free sale
- Sought-after residential location
- Close to well-regarded primary & secondary schools
- Excellent transport links nearby
- Driveway, driveway & private rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£535,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107251](https://www.barnardmarcus.co.uk/Property/EWE107251)



Property Ref:
EWE107251 - 0005

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.

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