



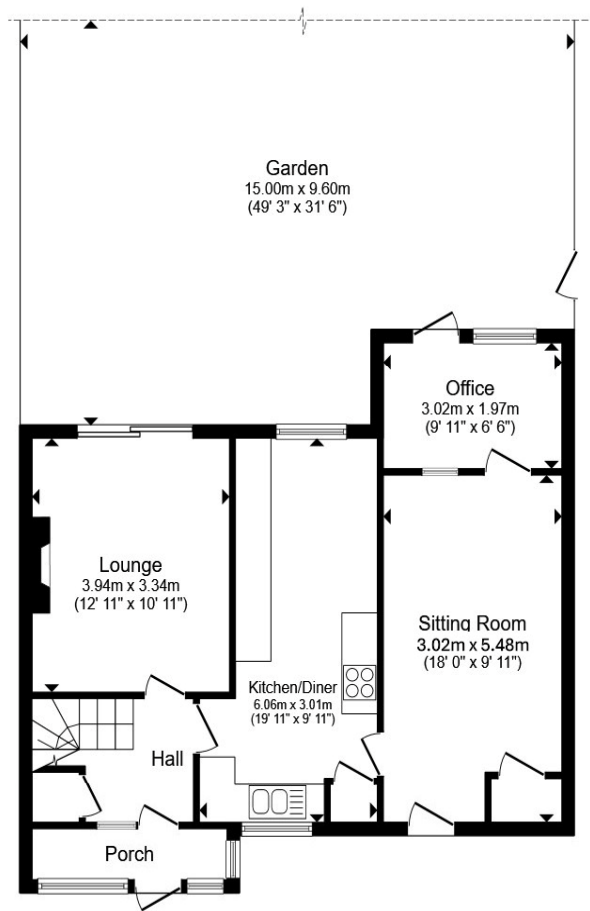
Scotts Farm Road, EPSOM KT19 9LN

welcome to

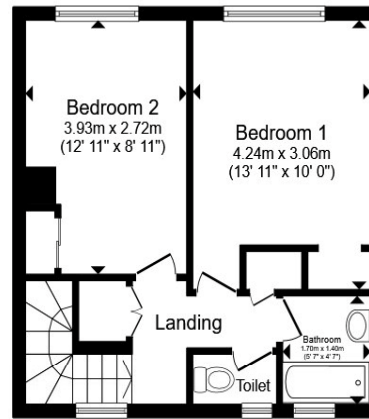
Scotts Farm Road, EPSOM

Well-presented home on a quiet residential road in Ewell featuring flexible living space including a multi-purpose sitting room/office, private rear garden, and excellent access to local primary and secondary schools as well as strong transport links.





Ground Floor



First Floor



Total floor area 97.2 m² (1,046 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



Situated on a quiet residential road in Ewell, this well-presented home offers a fantastic balance of space, practicality and location, making it an ideal purchase for a wide range of buyers.

The property is in good condition throughout and has been thoughtfully arranged to provide comfortable and versatile living. The main reception room offers a welcoming space to relax and entertain, while an additional sitting room/office area provides a valuable multi-purpose space that can easily adapt to suit modern lifestyles. Whether used as a home office, second reception room, playroom or hobby space, this flexible area is a real standout feature and a brilliant added extra.

The home further benefits from a private rear garden, perfect for enjoying outdoor dining, relaxing in the warmer months or creating a safe space for children and pets to play.

Positioned in a popular part of Ewell, the property is conveniently located close to a range of well-regarded primary and secondary schools, making it particularly appealing for families. Excellent transport links are also nearby, providing easy access into London and surrounding areas.

Combining a peaceful residential setting with flexible living space and great local amenities, this property presents a wonderful opportunity for buyers looking to secure a well-located home in Ewell.

welcome to

Scotts Farm Road, EPSOM

- Close To Primary & Secondary Schools
- Quiet Residential Location
- Tastefully Extended To Create Flexible Living Options
- Private Front & Rear Garden
- Close To Shops & Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107236



Property Ref:
EWE107236 - 0004

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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