





Coxdean, Epsom KT18 5TH

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welcome to

Coxdean, Epsom

Enjoying a sought-after position close to Epsom Downs, this attractive three-bedroom mid-terrace home offers everyday convenience and outdoor lifestyle. With Tattenham Corner's shops, amenities and station all within easy reach, alongside generous living space and a sizeable rear garden.



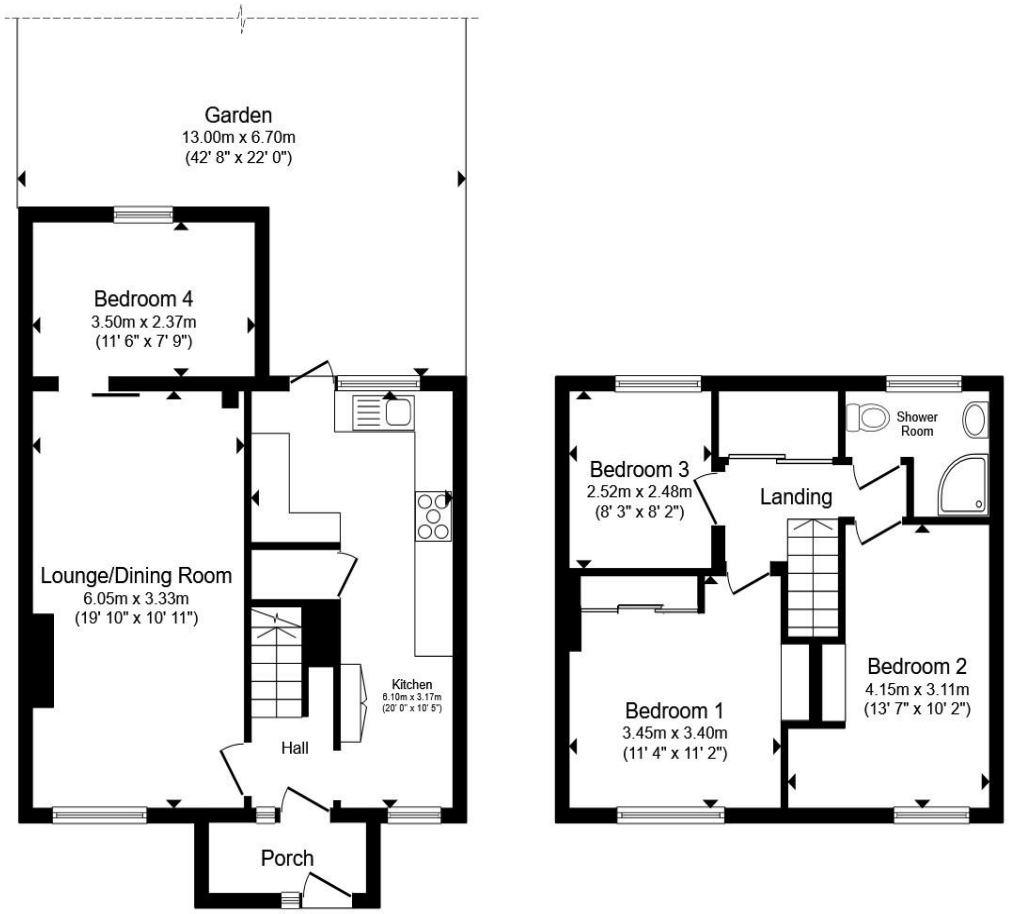












Total floor area 92.2 m² (992 sq.ft.) approx

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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Set within a highly convenient location, this well-proportioned three-bedroom mid-terrace family home is ideally situated within walking distance of Tattenham Corner Parade, offering a variety of local shops, amenities and the mainline railway station, providing excellent transport links into London and beyond.

The property offers spacious and versatile accommodation throughout, including a generous open-plan lounge/dining room, a fitted kitchen and three well-sized bedrooms arranged over the first floor, complemented by a modern shower room. In addition, the ground floor benefits from a versatile fourth bedroom/study, ideal for those working from home or requiring additional living space.

Externally, the property enjoys a substantial rear garden extending approximately 42ft, providing an excellent space for entertaining, family enjoyment and outdoor living.

The location is a particular feature, with the stunning open spaces of Epsom Downs just moments away. Famed as the home of the world-renowned Epsom Derby, the area offers beautiful countryside walks, recreational facilities and a unique lifestyle setting, whilst maintaining excellent access to local schools, shops and transport connections.

This wonderful home presents an ideal opportunity for first-time buyers, growing families and investors alike, and early viewing is highly recommended.

welcome to

Coxdean, Epsom

- Mid Terrace Family Home
- Three / Four Bedrooms
- Family Bathroom
- Well-maintained rear Garden
- Spacious Lounge / Diner
- Walking Distance to Shops, Schools and Station

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

£400,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110828

The Property Ombudsman

Property Ref:
EPS110828 - 0002

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