



Timbercroft, Epsom KT19 0TD

welcome to

Timbercroft, Epsom

Barnard Marcus is proud to present this substantial five-bedroom on a highly-sought after residential road



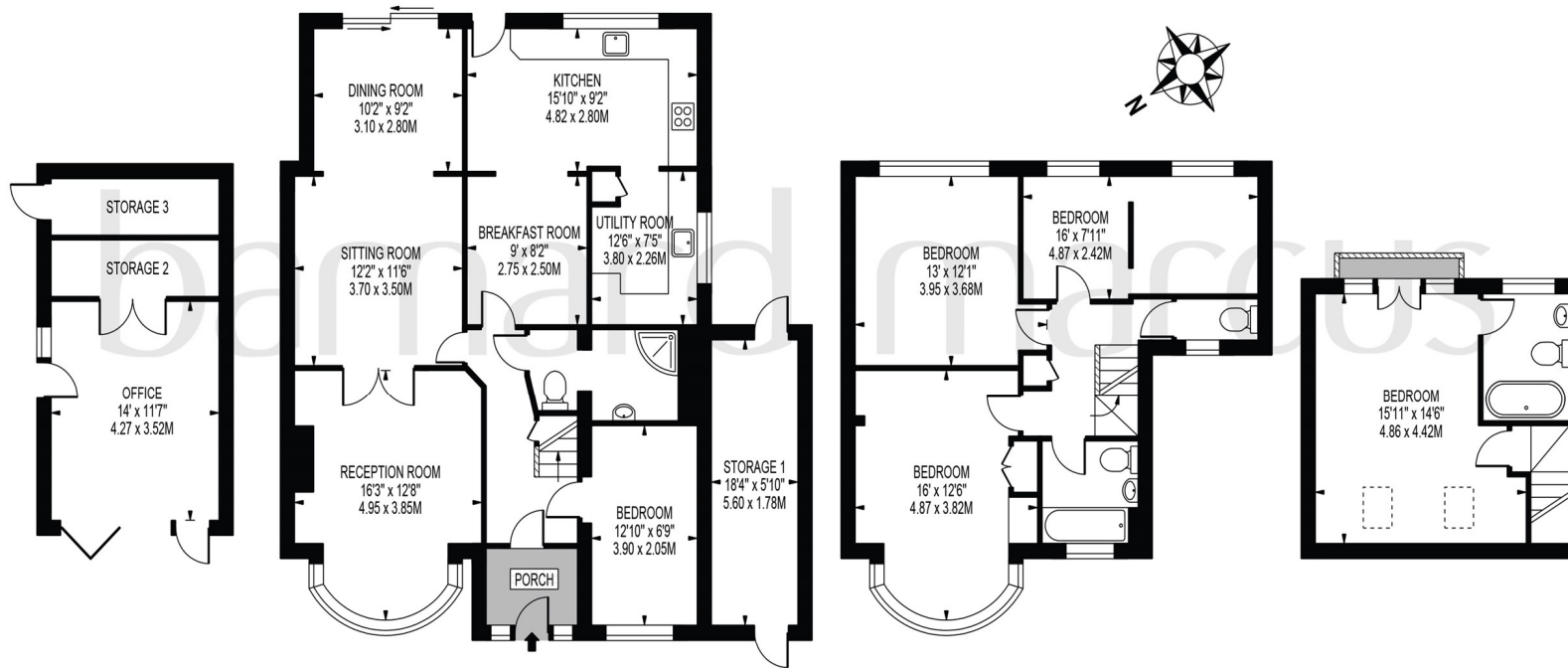
TIMBERCROFT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1861 SQ FT - 172.89 SQ M

(EXCLUDING OUTBUILDING & STORAGE 1)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 252 SQ FT - 23.45 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE 1: 107 SQ FT - 9.97 SQ M



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 a quiet residential road overlooking a picturesque green, this beautifully extended home offers an exceptional level of space, versatility and comfort. Tastefully improved over the years, the property is presented in good condition throughout and provides generous accommodation ideal for modern family living.

The ground floor features an impressive selection of reception areas, including a spacious sitting room, dining room and a bright breakfast room leading through to a well-appointed kitchen and separate utility room. There is also a ground-floor bedroom and additional WC, offering great flexibility for guests or multi-generational living. Upstairs, the home benefits from four further well-proportioned bedrooms and two family bathrooms.

A standout feature is the substantial rear garden, offering both privacy and excellent usable space. Within the garden sits a large outbuilding comprising an office plus two storage rooms - perfect for working from home, hobbies or additional secure storage. To the front, the property enjoys ample off-street parking for three to four cars.

With its generous layout, multiple living spaces and practical outbuilding, this property caters perfectly to growing families. It is superbly positioned close to highly regarded schools, vibrant local amenities and excellent transport links connecting Surrey with London. A rare opportunity to secure a spacious, versatile home in a sought-after setting overlooking beautiful green views.

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- Ample Parking For Multiple Cars
- Private Rear Garden & High Quality Outbuilding
- Close To Primary & Secondary Schools
- Close To Transport Links Connecting London & Surrey With Ease
- Well Renovated To Offer A Larger Than Average

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

£975,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EWE107121 - 0005

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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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