



**Lavender Road, Epsom KT19 9EB**



**welcome to**

## **Lavender Road, Epsom**

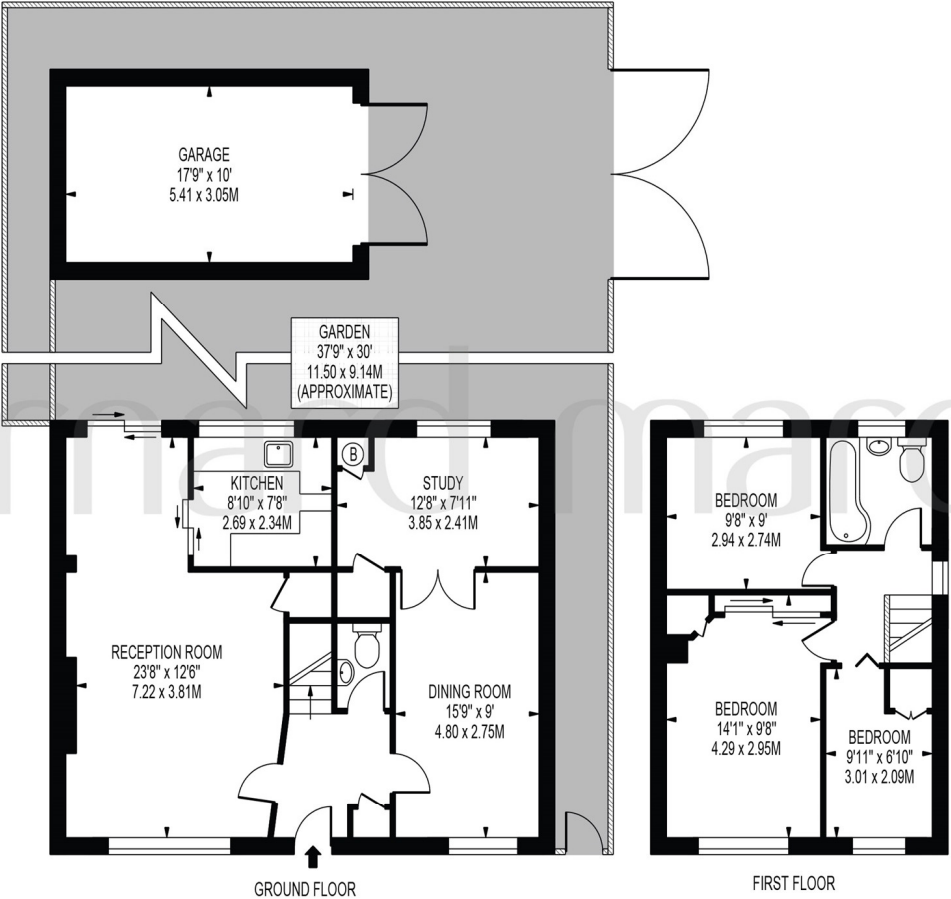
A well-sized three-bedroom home on a quiet residential road in Ewell



# LAVENDER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1062 SQ FT - 98.69 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 178 SQ FT - 16.50 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.

A spacious and well-positioned three-bedroom home set on the ever-popular Lavender Road, offering generous accommodation, a garage, and excellent potential to extend (subject to planning permission).

The property is in good condition throughout and provides a fantastic opportunity for buyers looking to put their own stamp on a home. The ground floor features a bright reception room, a separate dining area, study, downstairs cloakroom and a well-proportioned kitchen, all laid out to create a practical and comfortable living space. Upstairs, there are three bedrooms and a family bathroom, making it ideal for families or those needing additional space to work from home.

Outside, the property benefits from a private driveway to the front and a good-size rear garden offering a peaceful setting with plenty of room for outdoor dining or future expansion. A detached garage sits to the rear, providing further storage or workshop potential.

Lavender Road is a quiet residential location with excellent transport links nearby and is within easy reach of both primary and secondary schools. The area remains highly sought-after thanks to its community feel and convenient access to local amenities, making this home a fantastic opportunity for buyers and investors alike.

welcome to

## Lavender Road, Epsom

- Being Sold Chain Free
- A Great Sized Extended Three Bedroom Family Home
- Room To Extend Further (STPP)
- Front & Rear Garden
- Off Street Parking & Garage

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

**£565,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
EWE107048 - 0003

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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