



**Percival Way, Epsom KT19 0JX**

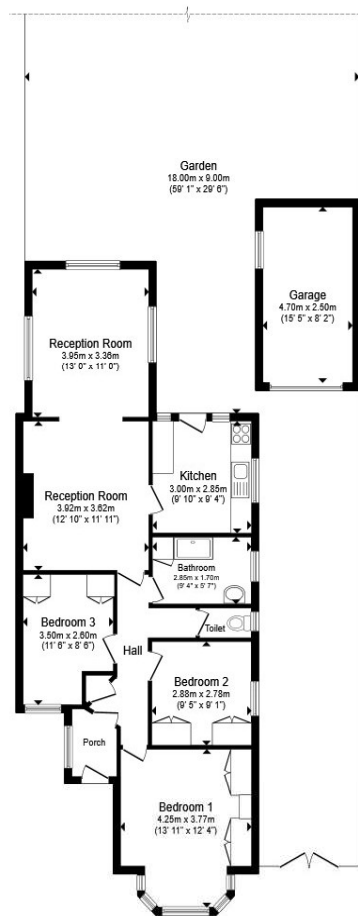


**welcome to**

**Percival Way, Epsom**

Barnard Marcus is pleased to offer this three-bedroom semi-detached bungalow for sale. Located on a quiet cul-de-sac this property offers three bedrooms, two reception rooms, kitchen, private rear garden & garage.





**Floor Plan**

Total floor area 97.4 m<sup>2</sup> (1,049 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](http://www.propertybox.io)



Situated in a quiet cul-de-sac, this three bedroom semi-detached home offers excellent potential for further extension, subject to the usual planning permissions. The property benefits from a driveway to the front providing off-street parking for two cars, as well as a freestanding garage to the rear.

Internally, the accommodation is arranged over one floor and is presented in fair condition throughout. There is a welcoming porch leading into the entrance hall, which provides access to all principal rooms. The property boasts a bright dual aspect reception and living room, creating a generous and versatile entertaining space. The kitchen is positioned to the rear and enjoys direct access onto the private rear garden, making it ideal for family living. A separate utility room adds further practicality.

There are three well-proportioned bedrooms, along with a family bathroom and additional WC. Externally, the rear garden offers a good degree of privacy and side access, with ample space for outdoor dining and recreation.

Conveniently located close to a range of local amenities, the property is within easy reach of well regarded primary and secondary schools, making it an ideal choice for families. Offering strong scope to extend and enhance, this is a fantastic opportunity for buyers looking to create their long term home.



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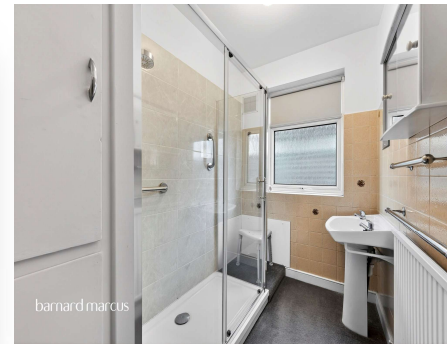
## Percival Way, Epsom

- Being Sold Chain Free
- Private Rear Garden & Free Garage
- Scope To Extend Further (STPP)
- Three Bedrooms & Extended Lounge-Dining Room
- Located Close To Shops & Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £625,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107143](https://barnardmarcus.co.uk/Property/EWE107143)



Property Ref:  
EWE107143 - 0004

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