

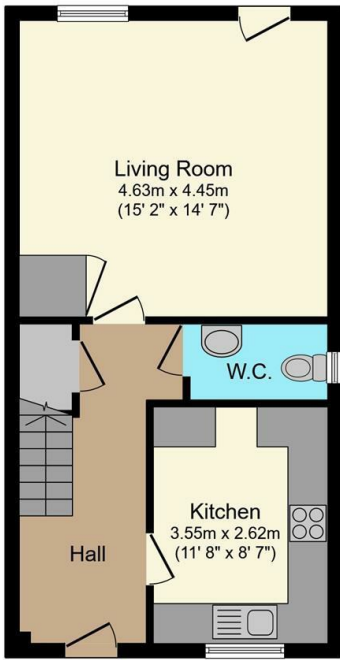


19 Ethel Bailey Close, Epsom, KT19 8NF

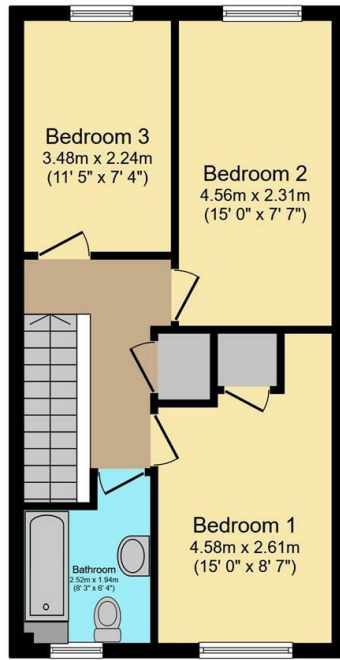
No offers £378,000

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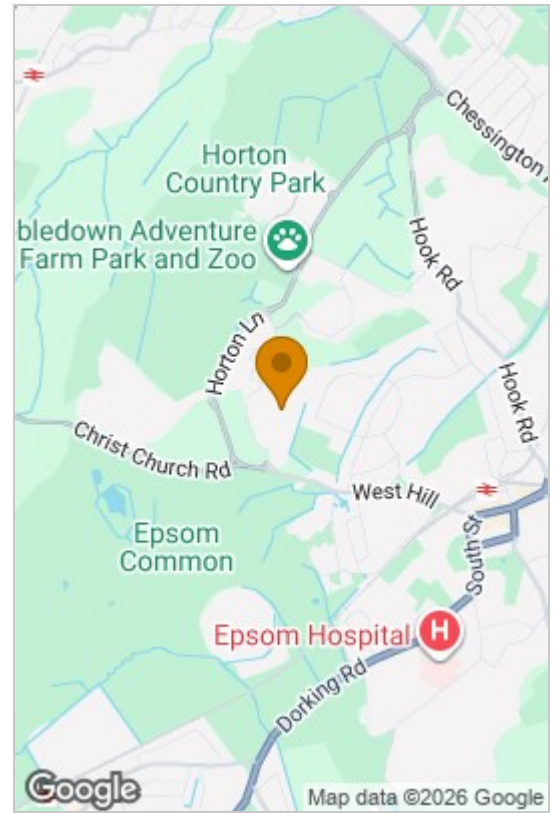
Ground Floor



First Floor

Total floor area 86.5 sq.m. (931 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.focagent.com



- 60% SHARED OWNERSHIP WITH OPTION TO BUY OUTRIGHT FOR £630,000
- Private Garden
- Close to Town Centre
- Great Local Schools
- Good Road Links
- Quiet and Modern Residential Development
- Off Street Parking
- Mainline Stations
- Lots of Green Spaces
- Local Bus Service

60% SHARED OWNERSHIP WITH OPTION TO BUY OUTRIGHT FOR £630,000**

This beautifully presented three-bedroom end-of-terrace home is perfectly suited for a growing family, located in the highly desirable Manor Park development. Offering stylish, bright, and immaculate interiors throughout, the property features off-street parking and a private rear garden.

The Space

Ground Floor: An inviting entrance hall with a guest WC leads into a spacious rear-aspect reception room, offering ample space for lounging and dining with direct access to the garden. The separate, modern kitchen is well-equipped with integrated appliances and sleek cabinetry.

First Floor: Three well-proportioned bedrooms and a contemporary three-piece family bathroom.

Key Features: Gas central heating, double glazing, and clever inbuilt storage throughout.

The Location

Tucked away in a quiet residential pocket, you're just moments from the green spaces of Stamford Green, Epsom Common, and

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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