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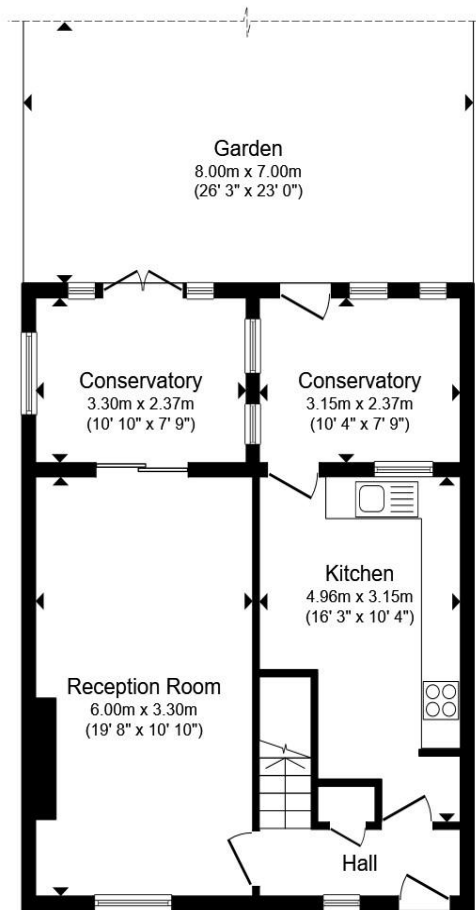
**Long Walk, Epsom KT18 5TU**

**welcome to**

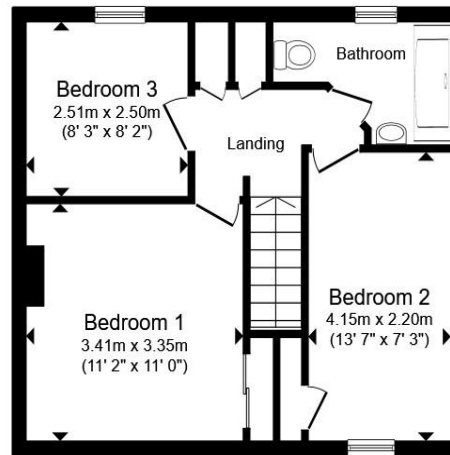
## **Long Walk, Epsom**

Set on the edge of Epsom Downs, this 1037 sq ft home offers bright, flexible living in a peaceful setting. A modern kitchen, dual-aspect reception room and sunny westerly garden make it ideal for both families and entertainers. Excellent schools and a Zone 6 station are close by.





**Ground Floor**



**First Floor**



Total floor area 95.7 m<sup>2</sup> (1,030 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)



Offering 1037 sq ft of deceptively spacious accommodation, this well-presented home provides an ideal layout for modern family living.

The entrance hall leads to a contemporary fitted kitchen with ample storage, space for an American fridge/freezer and room for a breakfast table. A bright dual-aspect reception room offers generous space for both living and dining, with both the kitchen and lounge opening into a useful conservatory providing extra storage and utility space.

Upstairs are two double bedrooms, a further single bedroom and a modern family bathroom, along with a large loft for additional storage.

Outside, the property enjoys a low-maintenance front garden and a westerly-facing rear garden that captures afternoon sun, perfect for outdoor entertaining.

Positioned on the edge of Epsom Downs, with 650 acres of open green space and woodland, the location offers a blend of rural tranquillity and convenience, with excellent schools nearby and a Zone 6 station just 0.5 miles away. Epsom town centre and Banstead Village are also within easy reach, offering a wide range of shops, cafés and pubs.

welcome to

## Long Walk, Epsom

- Mid Terrace Family Home
- Three Bedrooms
- Dual aspect Living / Diner
- Rear Conservatory
- Residents Parking Bays
- Westerly Facing Rear Garden with Laid to Lawn
- Walking Distance to Shops, Schools & Station

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

offers in excess of

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS110501](https://www.barnardmarcus.co.uk/Property/EPS110501)



Property Ref:  
EPS110501 - 0003

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