



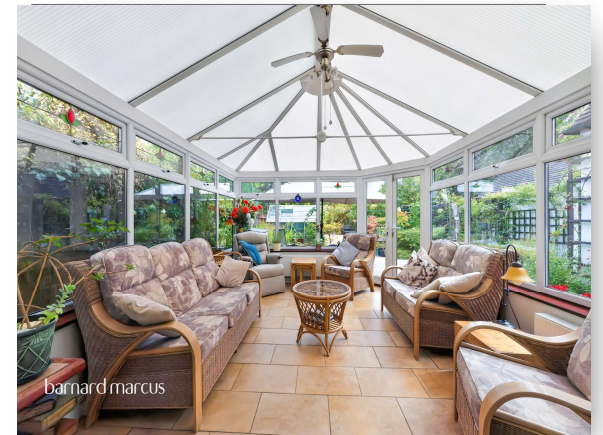
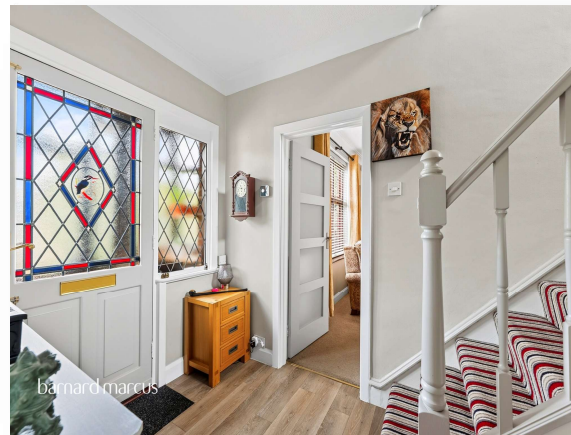
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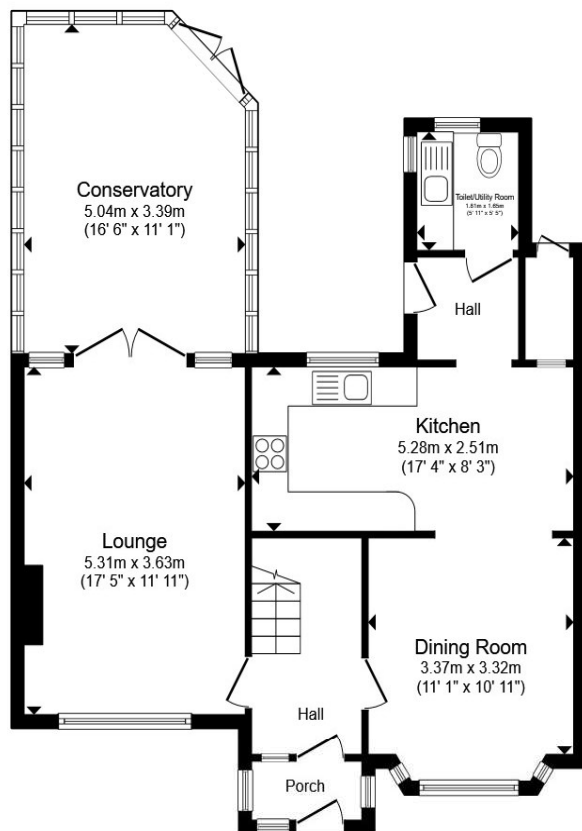
Park Avenue East, Epsom KT17 2NY

welcome to

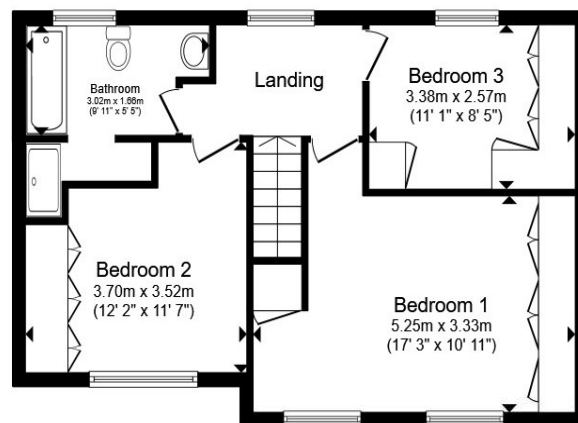
Park Avenue East, Epsom

A beautifully presented detached three-bedroom family home, ideally located in the sought-after area of Stoneleigh. Offering spacious living accommodation, a stunning rear garden, garage with workshop, and excellent local amenities nearby.

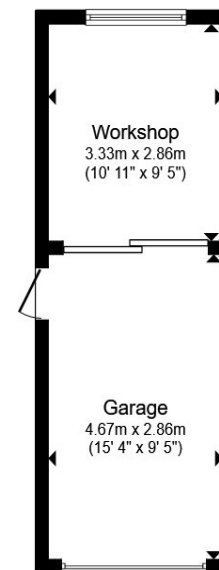




Ground Floor



First Floor



Outbuilding



Total floor area 152.3 m² (1,640 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



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

A fantastic opportunity to acquire this beautifully presented detached three-bedroom family home, situated in the highly desirable area of Stoneleigh.

Offering generous living accommodation throughout, a wonderful rear garden, and a fantastic location close to local amenities, this property is ideal for families looking for a home that is ready to move straight into. Upon entering the property, you are welcomed into a bright and inviting hallway, providing access to the main living accommodation and stairs leading to the first floor. To the left, you will find a spacious lounge, complete with a lovely conservatory to the rear, creating the perfect space to relax and enjoy views over the garden.

The ground floor also benefits from a beautifully finished open-plan kitchen and dining area, offering a fantastic space for entertaining and everyday family living. Completing the downstairs accommodation is a convenient WC, adding further practicality to the home. Upstairs, the property continues to impress with three excellent-sized bedrooms, all offering comfortable living spaces, along with a well-presented family bathroom and a spacious landing area.

Externally, the property boasts a stunning rear garden, providing a private and generous outdoor space perfect for entertaining, relaxing, or family enjoyment. The property also benefits from a garage with a workshop area to the rear, providing excellent additional storage and flexibility for those requiring workspace.

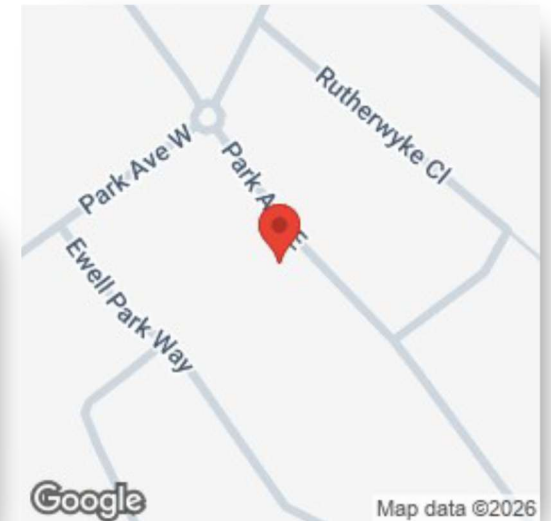
welcome to

Park Avenue East, Epsom

- Beautifully presented detached three-bedroom family home
- Spacious lounge with conservatory overlooking the garden
- Open-plan kitchen/dining area with separate downstairs WC
- Three generously sized bedrooms and modern family bathroom
- Large rear garden with garage and workshop
- Prime Stoneleigh location with excellent local amenities and transport links

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£950,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107380



Property Ref:
EWE107380 - 0004

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.

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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