



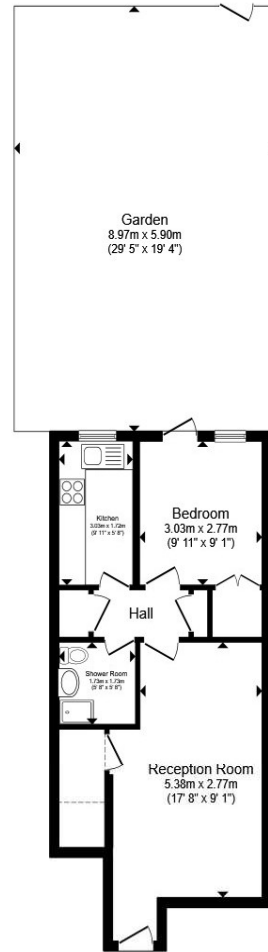
Godwin Close, Epsom, KT19 9LD

welcome to

Godwin Close, Epsom

A well-presented one-bedroom ground floor maisonette in sought-after West Ewell, benefiting from a private garden, allocated parking, private entrance and chain-free status.





Total floor area 43.7 m² (471 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



Situated within the popular Godwin Close in West Ewell, this well-presented one-bedroom ground floor maisonette offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Offered to the market chain free, the property benefits from an allocated parking space and a private rear garden, creating an ideal home ready for its next owner.

Accessed via its own private entrance, the property opens into a bright and spacious living room, providing a comfortable setting for both relaxing and entertaining. The accommodation is well laid out and offers a good balance of living and bedroom space.

To the rear of the property is a well-appointed kitchen, a modern family bathroom and a generous double bedroom with direct access onto the private rear garden. The garden provides a lovely outdoor space to enjoy during the warmer months and offers an added benefit rarely found with similar properties.

Ideally positioned for a range of local shops, cafés and everyday amenities, the property also enjoys excellent transport links, providing convenient connections across Surrey and towards Central London, making it particularly well suited to commuters.

With its private entrance, allocated parking, private garden and chain-free status, this attractive maisonette offers a fantastic opportunity for a variety of buyers and is ready to be enjoyed by its new owner.

Agent's 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.

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Godwin Close, Epsom

- One-bedroom ground floor maisonette
- Private rear garden
- Allocated parking space
- Private entrance
- Spacious living room

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 360.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107247



Property Ref:
EWE107247 - 0002

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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