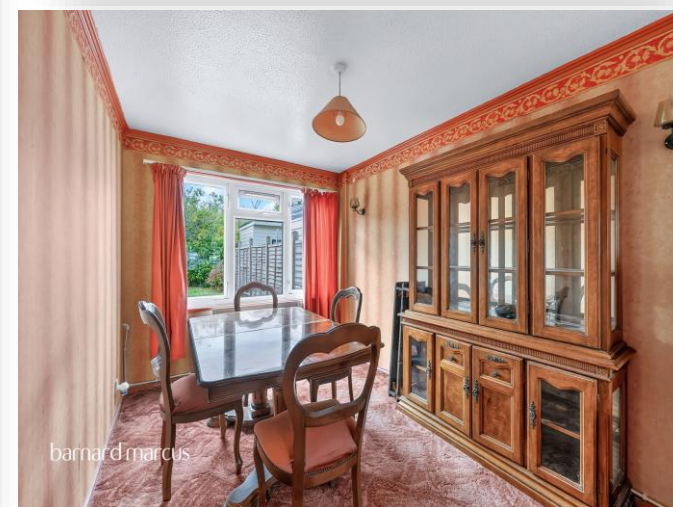




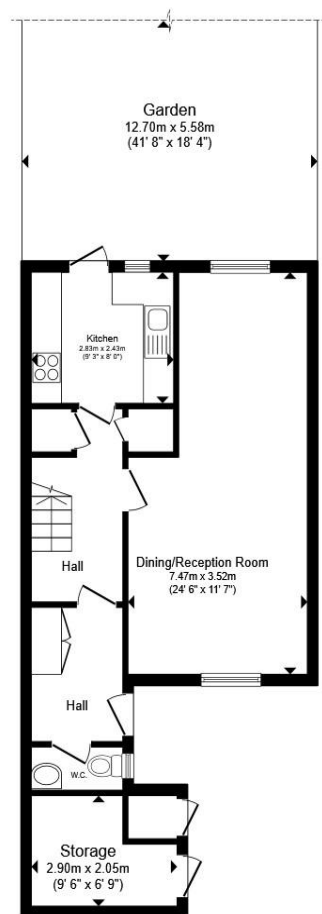
Cremorne Gardens, Epsom KT19 9EW

welcome to

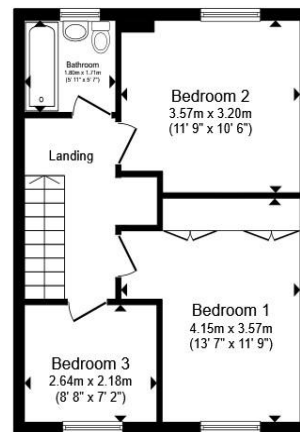
Cremorne Gardens, Epsom

No onward chain & packed with potential. This three-bedroom mid-terrace home is ideally located within walking distance of Ewell West Station (Zone 6), offering direct services to London Waterloo, & presents an excellent opportunity for buyers looking to modernise and create their ideal family home.





Ground Floor



First Floor



Total floor area 91.8 m² (988 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



Offered to the market with no onward chain, this three-bedroom mid-terrace house presents a fantastic opportunity for buyers seeking a property they can update and improve to their own taste and specification.

The property enjoys a convenient location within easy walking distance of Ewell West Station (Zone 6), providing frequent direct rail services into London Waterloo, making it an ideal choice for commuters. Local shops, schools and amenities are also close by.

The accommodation extends to approximately 988 sq. ft. and comprises an entrance hall, ground floor cloakroom/WC, generous open-plan dining/reception room measuring over 24ft in length, and a separate kitchen with access to the rear garden. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a good-sized rear garden extending to approximately 41ft, offering ample space for outdoor entertaining, gardening or potential future enhancement, subject to the usual consents.

While the property would benefit from renovation and modernisation throughout, it offers excellent scope to add value and create a superb family home in a sought-after residential location.

welcome to

Cremorne Gardens, Epsom

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers Fees Apply
- Mid-Terrace Family Home
- Three Bedrooms
- Private Rear Garden
- Walking Distance to Schools & Station
- NO ONWARD CHAIN
- In Need of Modernisation

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110364



Property Ref:

EPS110364 - 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.

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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