



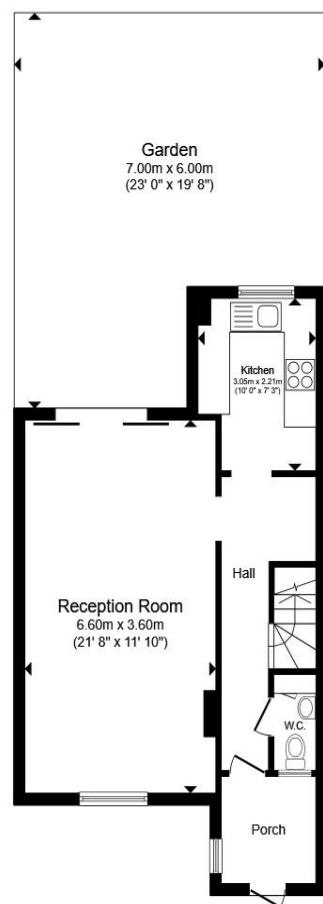
Gainsborough Road, Epsom KT19 9DG

welcome to

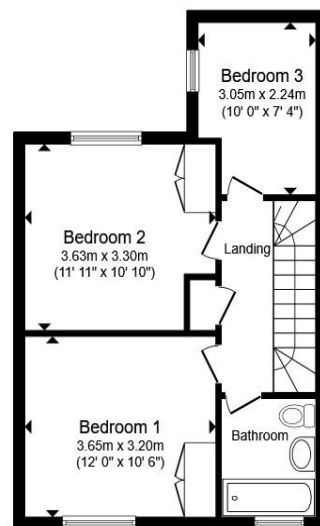
Gainsborough Road, Epsom

A well-presented three-bedroom end of terrace home ideally positioned within easy walking distance of Epsom town centre, highly regarded local schools and Ewell West Station, offering Zone 6 services and frequent direct trains to London Waterloo.





Ground Floor



First Floor



Total floor area 85.5 m² (920 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



Offering approximately 920 sq. ft. of well-balanced accommodation, this bright and spacious family home is perfectly suited to first-time buyers, growing families and commuters alike.

The ground floor comprises a welcoming entrance porch, downstairs WC, and an impressive dual-aspect reception/dining room measuring over 21ft in length with feature fireplace, providing ample space for both relaxation and entertaining. To the rear, the fitted kitchen overlooks and provides access to the private rear garden, creating an ideal space for family living.

Upstairs, the property benefits from three bedrooms, including two generous doubles and a well-proportioned third bedroom, all served by a family bathroom.

Externally, the rear garden extends to approximately 23ft and offers a private outdoor retreat with space for seating, entertaining and children's play.

Situated in a highly convenient location, residents can enjoy easy access to the shops, restaurants and leisure facilities of Epsom town centre, while Ewell West Station provides regular direct services into London Waterloo, making the property an excellent choice for commuters. A number of well-regarded schools are also within close proximity.

Early viewing is highly recommended to fully appreciate both the accommodation and excellent location on offer.

welcome to

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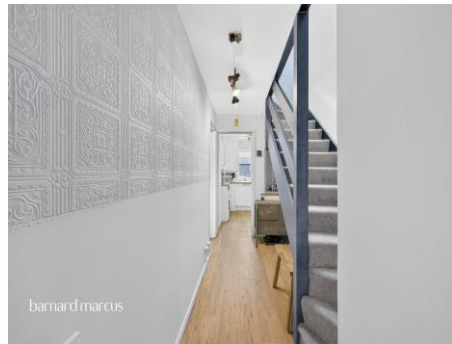
- End of Terrace
- Three Bedrooms
- Modern Fitted Kitchen
- Newly Refurbished, Stylish Family Bathroom and Ground Floor WC
- Private Rear Garden
- Walking Distance to Epsom Town Centre
- Close to Numerous Excellent Schools

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110700



Property Ref:

EPS110700 - 0005

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