



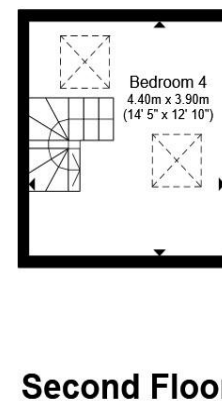
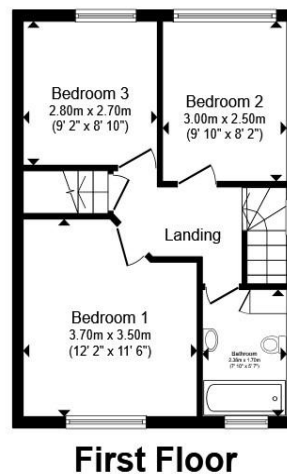
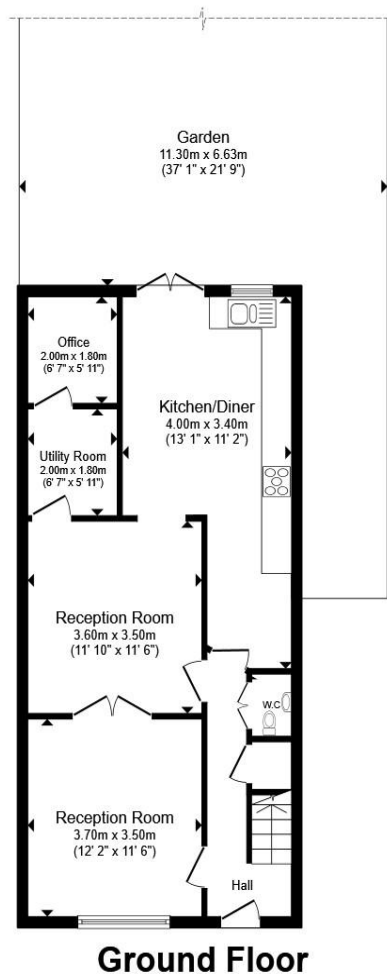
Wheelers Lane, EPSOM KT18 7SA

welcome to

Whealers Lane, EPSOM

A superb four-bedroom semi-detached family home offering over 1,270 sq ft of flexible accommodation across three floors, ideally located just a short walk from Epsom station, excellent schools, parks and the town centre. Perfect for growing families and commuters alike, with direct trains to London





Total floor area 118.1 m² (1,271 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 in a highly convenient and family-friendly location, this spacious four-bedroom semi-detached home is within easy walking distance of Epsom town centre and Epsom railway station, offering direct services to London Waterloo, London Victoria and London Bridge, making it ideal for commuters.

The property provides over 1,270 sq ft of well-balanced accommodation arranged across three floors. The ground floor features two generous reception rooms, providing excellent space for both family living & entertaining. To the rear, a modern kitchen/dining room overlooks the garden, while a utility room & separate home office offer practical & flexible living for today's lifestyles & the ground floor is completed by a handy W.C and basin.

The first floor comprises master bedroom & two well-proportioned bedrooms and a family bathroom, whilst bedroom 4 occupies the entire second floor offering excellent space and privacy.

Externally, the property benefits from a private rear garden extending approximately 37ft, providing an ideal setting for outdoor dining, entertaining and family enjoyment. The property is perfectly positioned within walking distance of highly regarded local schools, a range of shops, restaurants and amenities, as well as nearby parks and open spaces. Epsom High Street offers an excellent selection of retail, leisure and dining facilities, while the station provides regular services into Central London.

welcome to

Whealers Lane, EPSOM

- Four Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Kitchen Breakfast Room
- Home Office & Utility Room
- Private Rear Garden of Approximately 37ft
- Walking Distance to Epsom Station, Schools & Shops
- Family Bathroom & Ground Floor W.C

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

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110391



Property Ref:
EPS110391 - 0006

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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