



barnard marcus

Howell Hill Close, Epsom KT17 3EU

welcome to

Howell Hill Close, Epsom

Howell Hill Close is an opulent four/five bedroom detached family home, with a self-contained one bedroom annex and a private south facing rear garden situated in a tranquil cul-de-sac with exceptional transport links and schools in close proximity.

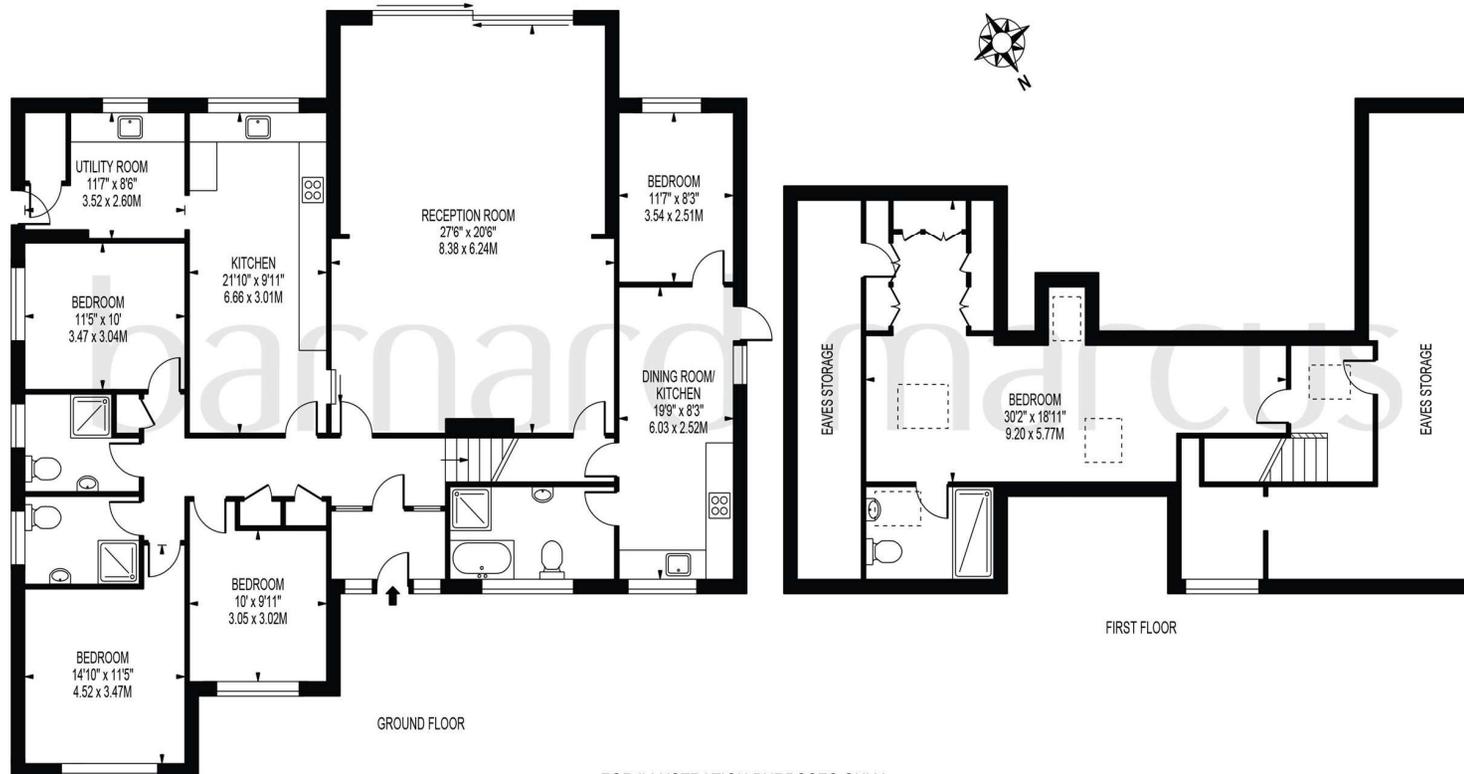


HOWELL HILL CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2861 SQ FT - 265.83 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 427 SQ FT - 39.65 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Stunning, bright and spacious home refurbished throughout in 2020 with an exacting eye and attention to detail. Unassuming from the outside, walk in to this Tardis of a house as it opens out to reveal a fantastic double height reception room, bathed in natural light from the south facing garden. Nestled away in Howell Hill, the location is peaceful and quiet, yet convenient for local services and schools and direct train services into London from either Ewell East or Ewell West Train Stations (Zone 6).

The Schmidt kitchen is fitted with quality appliances and leads off the main reception creating a seamless entertaining area, with Karndean flooring throughout. Four meter sliding doors open out onto the south facing garden, which is calm and secluded. The entire upstairs area is taken by a wonderfully spacious master bedroom, complete with balcony, en-suite, and dressing area. Each downstairs bedroom is serviced by its own bathroom.

Attached is a self-contained one bed roomed annex, accessed from the house or via its own entrance, perfect for granny, au-pair, boomerang kids or guests.

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Howell Hill Close, Epsom

- Immaculate, Detached
- Tranquil Location
- Re-Modelled in 2020
- Stunning Double Height Reception Room
- Self-Contained One Bed Annex

Tenure: Freehold EPC Rating: D

£1,250,000



view this property online barnardmarcus.co.uk/Property/EWE105751

Please note the marker reflects the postcode not the actual property

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.



Property Ref:
EWE105751 - 0005



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020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk