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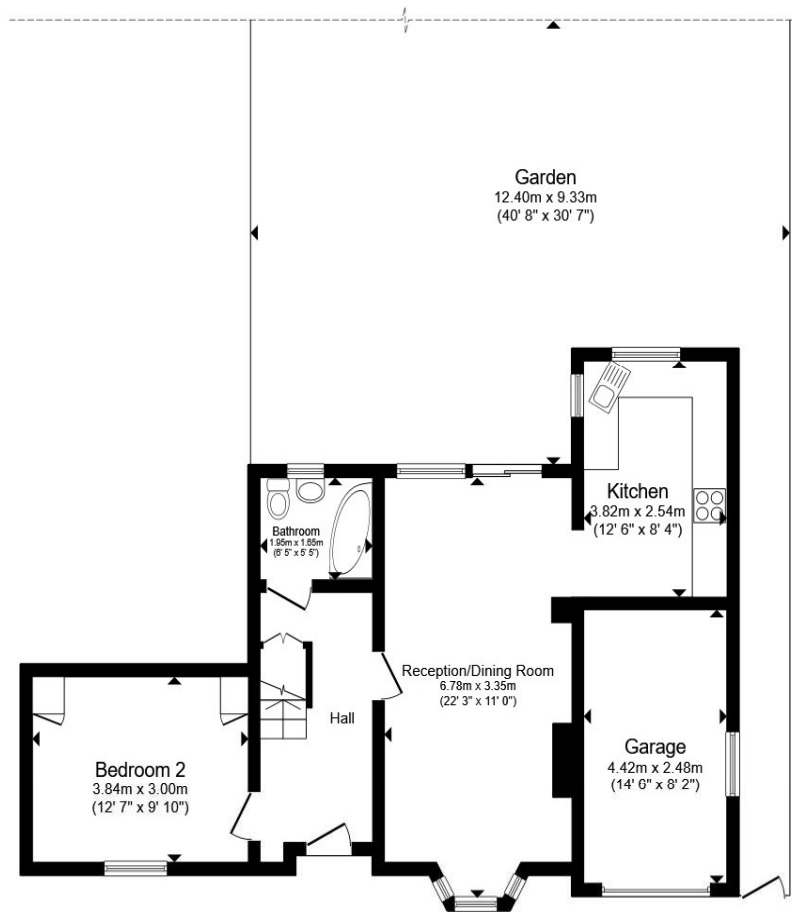
**Scott Close, Epsom KT19 9NY**

**welcome to**

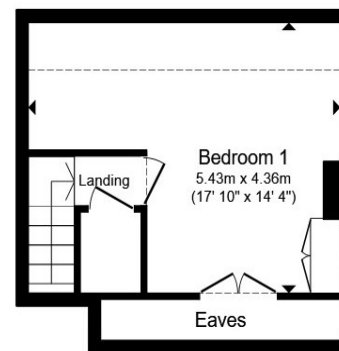
**Scott Close, Epsom**

Chain-free chalet bungalow in a quiet cul-de-sac on Scott Close, Epsom, offering flexible living, private garden, driveway and garage, with great potential throughout.





**Ground Floor**



**First Floor**



Tucked away within a quiet cul-de-sac on Scott Close, Epsom, this charming chalet bungalow offers a fantastic opportunity for buyers seeking a well-located home with scope to personalise. Ideally positioned close to local shops, amenities and well-regarded schools, the property is perfectly suited to families, downsizers or investors alike.

Upon entering, you are welcomed by a central hallway leading through to a spacious reception/dining room, providing a versatile living space with direct access onto the private rear garden. The kitchen is well-proportioned and sits adjacent, offering practicality with potential to modernise. The ground floor also benefits from a bedroom and a family bathroom, making it ideal for flexible living arrangements.

Upstairs, the property offers a further double bedroom, creating a well-balanced layout typical of a chalet-style home.

Externally, the property boasts a private rear garden, perfect for relaxing or entertaining, along with a driveway and garage providing ample off-street parking and storage.

Offered to the market chain free and in fair condition throughout, this home presents an exciting opportunity to create something truly special in a highly desirable location.

Total floor area 91.6 m<sup>2</sup> (986 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](http://www.propertybox.io)



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## Scott Close, Epsom

- Quiet cul-de-sac location
- Two double bedrooms (one on each floor)
- Spacious reception/dining room with garden access
- Private rear garden
- Driveway and garage

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

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE107225](https://www.barnardmarcus.co.uk/Property/EWE107225)



Property Ref:  
EWE107225 - 0007

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