



Hazon Way, Epsom KT19 8HD

welcome to

Hazon Way, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic five bedroom semi-detached family home. The home is situated on the ever popular Hazon Way just a few moments from Epsom train station & town centre with off street parking & landscaped rear garden.

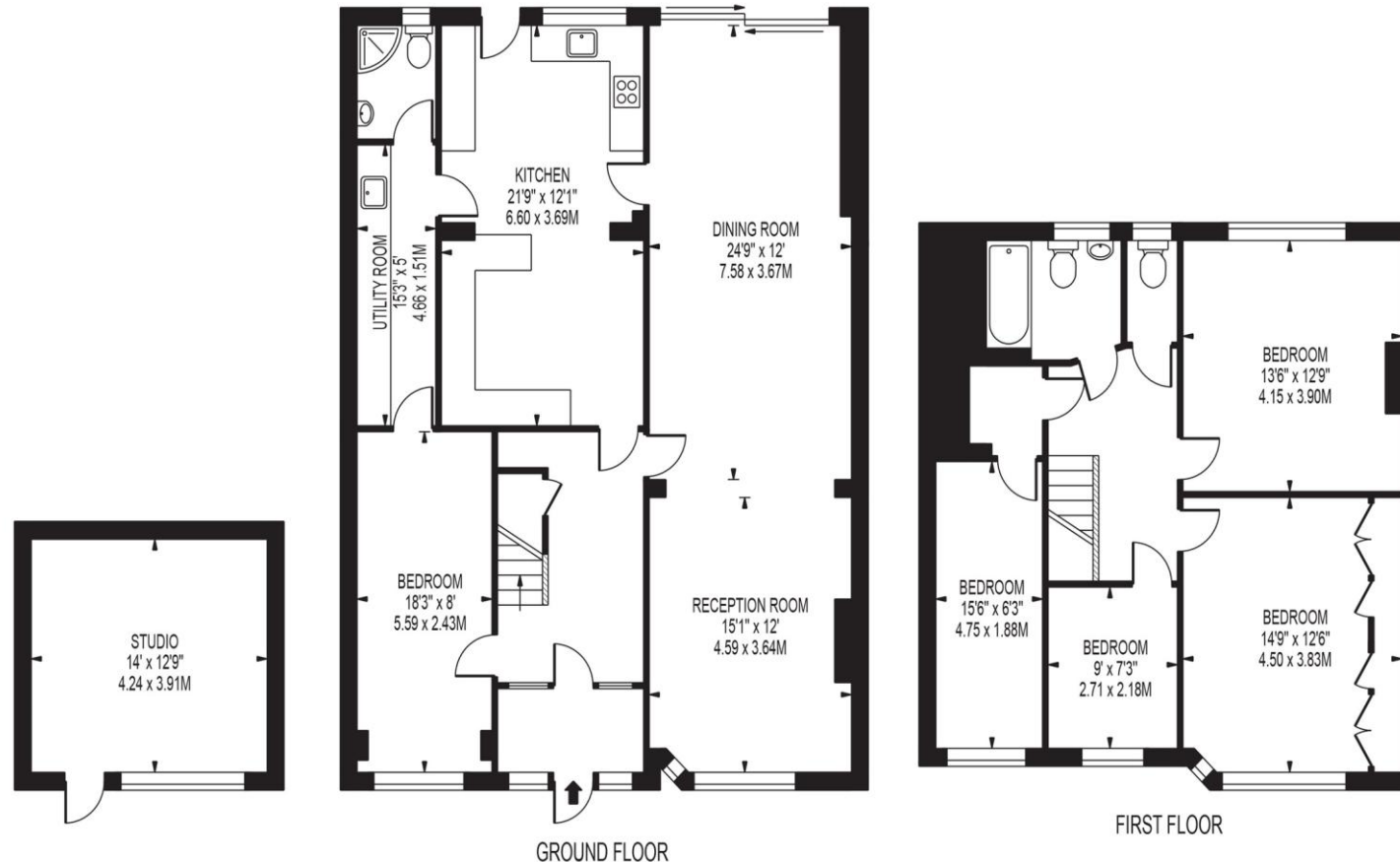


HAZON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1918 SQ FT - 178.22 SQ M

(EXCLUDING STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 178 SQ FT - 16.58 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.

We are pleased to present to the market this generously proportioned five-bedroom semi-detached family home, ideally situated on a highly regarded residential thoroughfare just moments from Epsom Station, which provides regular and direct rail services to London Waterloo, Victoria, and London Bridge.

Occupying a commanding position with notable kerb appeal, the property benefits from a spacious front driveway accommodating multiple vehicles. The residence is arranged traditionally over two floors and offers well-appointed, versatile accommodation throughout. The ground floor comprises an inviting entrance hallway, versatile fifth bedroom, well suited for extended family or guest accommodation, an expansive dual-aspect living and dining room with direct access to the rear garden, a well-sized kitchen/breakfast room, also benefitting from garden access, dedicated utility room and a contemporary ground-floor shower room.

To the first floor, the accommodation includes four well-proportioned bedrooms, family bathroom with a three-piece suite and a further separate W.C., access to loft storage with potential for conversion, subject to the necessary planning permissions (STPP).

Externally, the property is further enhanced by a mature and private rear garden featuring a paved patio ideal for alfresco dining, well-maintained lawn, fully powered external studio offering scope for a home office, gym, or creative space.

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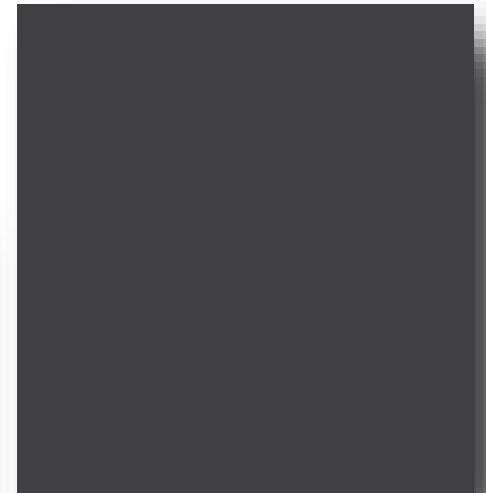
- Large Semi-Detached Family Home
- Five Bedrooms
- Family Bathroom, Shower Room & W.C
- Spacious Lounge / Diner
- Landscaped Rear Garden with Studio

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£875,000



view this property online barnardmarcus.co.uk/Property/EPS109096

Please note the marker reflects the
postcode not the actual property



Property Ref:

EPS109096 - 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.



barnard marcus



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