



Beaconsfield Place, Epsom KT17 4BD

welcome to

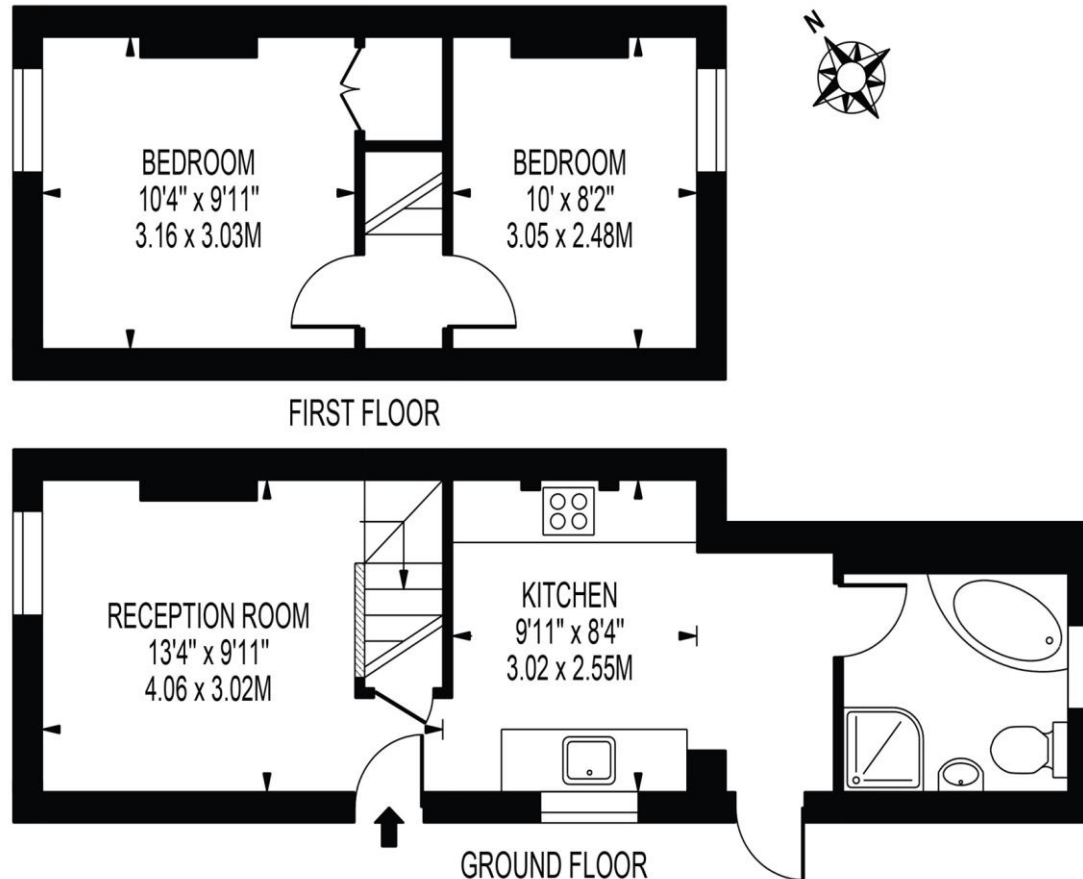
Beaconsfield Place, Epsom

A rare development opportunity in the heart of Epsom — with planning permission already approved. This two-bedroom end-of-terrace home comes with consent for a rear extension and a brand-new three-bedroom detached dwelling. Offered chain-free and just moments from Epsom Town Centre.



BEACONSFIELD PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 522 SQ FT - 48.46 SQ M



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.

Barnard Marcus are pleased to present to the market this exceptional opportunity to acquire a two-bedroom end-of-terrace residence, complete with approved planning permission for significant development.

Located adjacent to 23 Beaconsfield Place, this property benefits from planning consent for a ground and first floor rear extension to the existing dwelling; a newly constructed, two-storey detached residence comprising three bedrooms and loft accommodation.

The current property offers well-proportioned living space arranged over two floors with entrance hall, living room, fitted kitchen and bathroom with a three-piece suite on the ground floor and two bedrooms on the first floor.

Situated in a highly desirable residential area, the property enjoys convenient access to Epsom Town Centre and Epsom Railway Station, which provides frequent direct services to London Waterloo, Victoria, and London Bridge.

This unique offering is available with no onward chain, making it an ideal proposition for developers, investors, or purchasers seeking a home with scope for expansion.

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Beaconsfield Place, Epsom

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Planning Granted for Detached Three Bedroom Home on Adjacent Land
- Walking Distance to Shops, Station, Schools & Parks
- No Onward Chain
- Unique Opportunity for Development
- Planning Granted for Two Storey Rear Extension

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

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110029



Property Ref:
EPS110029 - 0007

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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