



barnardmarcus

Court Farm Gardens, Epsom KT19 8SL



welcome to

Court Farm Gardens, Epsom

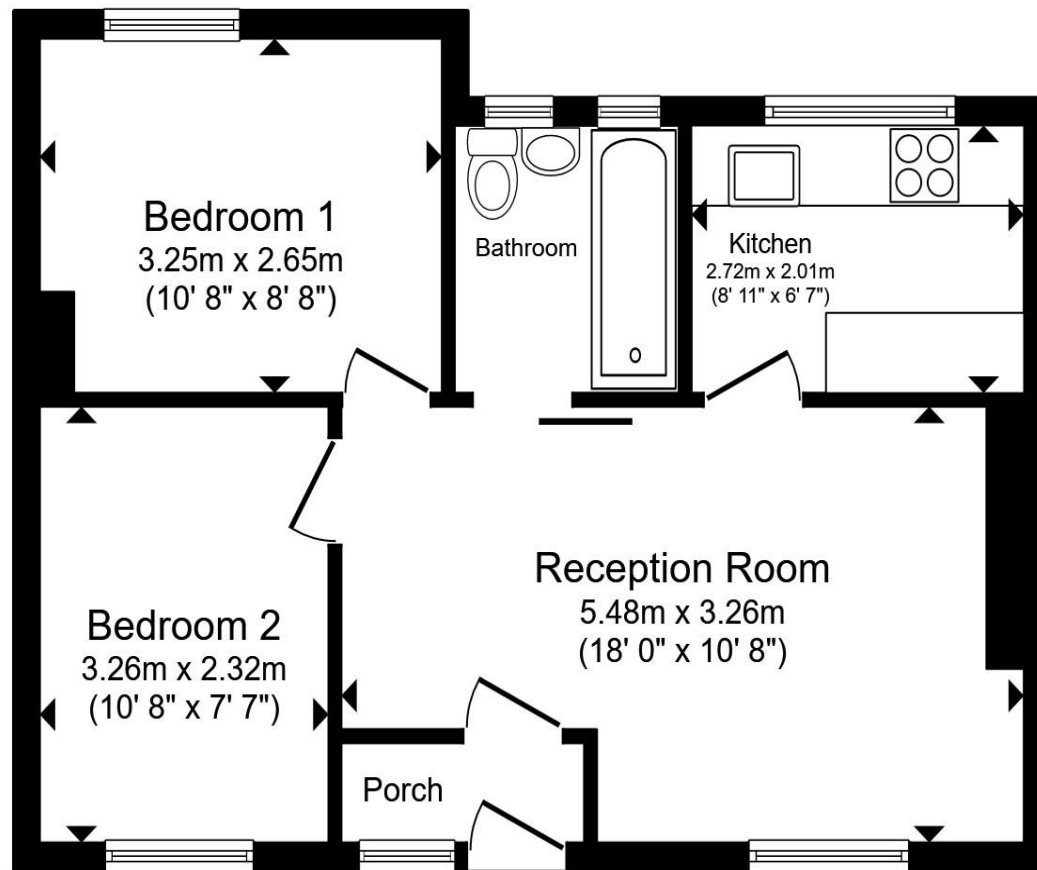
This charming property offers a superb balance of comfortable living space and practicality, making it an ideal purchase for first-time buyers, investors, or those looking to downsize without compromising on location.

Upon entering, a welcoming porch leads through to a generously proportioned reception room measuring approximately 18ft in length, providing ample space for both living and dining areas. The room enjoys good natural light and serves as the heart of the home, perfect for both relaxing and entertaining. The property further benefits from a separate kitchen, thoughtfully arranged to maximise worktop and storage space, with a pleasant outlook and easy access from the main living area.

There are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for use as a home office or guest room if required. The principal bedroom is particularly spacious, while the second bedroom is ideal for a variety of uses. A centrally located bathroom completes the internal layout.

The property is within easy walking distance of Epsom station, offering frequent and direct services into London Waterloo, Victoria and London Bridge, making it an excellent choice for commuters. Epsom town centre is also close by, providing a wide range of shops, restaurants and amenities. The surrounding area is well-served by a number of reputable schools and beautiful open green spaces, further enhancing the appeal of this well-located home.





Ground Floor

Total floor area 42.6 m² (459 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

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- Ground Floor
- Own Private Entrance
- Two Bedrooms
- Communal Garden
- Modern Bathroom & Kitchen

Tenure: Leasehold EPC Rating: F

Council Tax Band: C Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110524



Property Ref:

EPS110524 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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