



Preston Drive, Epsom KT19 0AD

welcome to

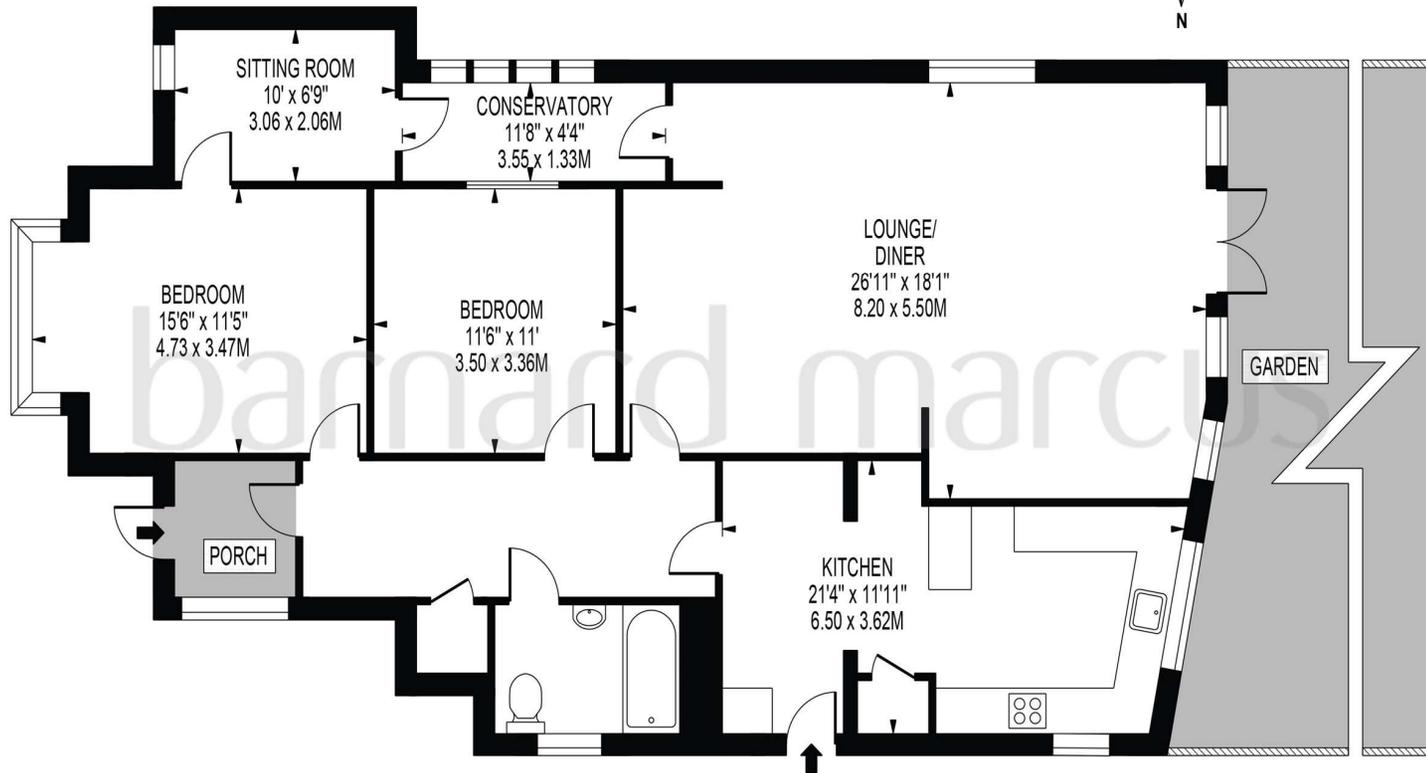
Preston Drive, Epsom

Barnard Marcus Estate agents are delighted to bring to the market this stunning detached bungalow situated in a highly sought after Cul de Sac in Ewell Court, within close proximity of local shops and train stations.



PRESTON DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1334 SQ FT - 123.91 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.

The home has undergone an exceptional refurbishment and has been skilfully extended to the side. There are two well-proportioned double bedrooms towards the front of the property and a spacious traditional bathroom. Towards the rear of the property is a fabulous kitchen/breakfast room with breakfast bar, granite work surfaces and access to the rear garden. The absolutely exceptional lounge/diner boasts wooden floors, a newly installed log burner and French doors leading out to the decking. The home is finished with the side extended conservatory and reception room, which would be ideal for use as a dressing room, home office or guest bedroom. To the front is a driveway with parking for multiple cars and to the rear is a stunning garden with mature shrubs offering superb privacy as well as a fantastic decking area ideal for al-fresco dining.

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Preston Drive, Epsom

- Two Double Bedroom Detached Bungalow
- Kitchen / Breakfast Room
- Stunning Open Plan Lounge/Diner with Log Burner
- Off Street Parking for Multiple Cars
- Fantastic Private Garden with Decking

Tenure: Freehold EPC Rating: E

offers in excess of

£700,000



view this property online barnardmarcus.co.uk/Property/EWE105904

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:
EWE105904 - 0005



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