



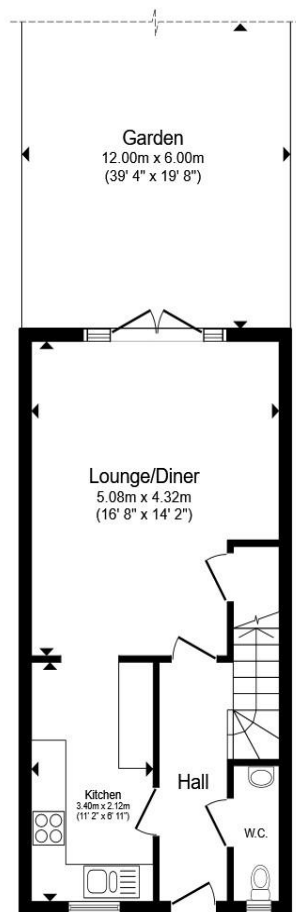
Windmill Lane, Epsom KT17 1HY

welcome to

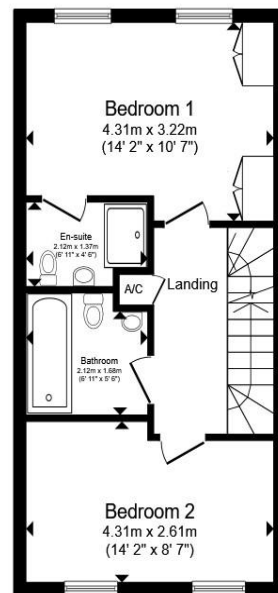
Windmill Lane, Epsom

Barnard Marcus are proud to present to the market this well-presented three-bedroom family home. Offering spacious and versatile accommodation across three floors, a generous rear garden, and excellent access to local amenities and transport links, this property is perfect for growing families.

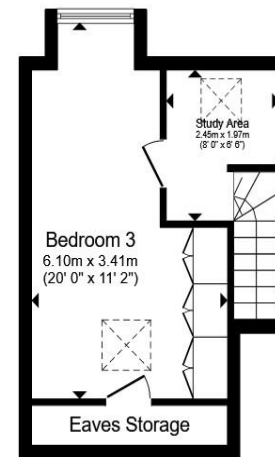




Ground Floor



First Floor



Second Floor



Situated in a highly sought-after residential location within the popular Wallace Fields Primary, Glyn and Rosebery School catchment areas, this attractive three-bedroom family home offers over 1,100 sq. ft. of well-balanced accommodation arranged over three floors.

The ground floor comprises an inviting entrance hall with guest cloakroom, a fitted kitchen to the front, and a spacious open-plan lounge/dining room spanning the rear of the property. This bright and versatile living space enjoys direct access to the private rear garden, creating an ideal setting for both everyday family life and entertaining.

On the first floor are two generous double bedrooms, including a principal bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. The second floor has been thoughtfully converted to provide an impressive third bedroom with useful eaves storage and a separate study area, offering an excellent space for those working from home or families requiring flexible accommodation.

Externally, the property enjoys a well-maintained rear garden measuring approximately 39ft in length, providing ample space for outdoor dining, children's play, and gardening enthusiasts.

Ideally positioned for families, the property falls within the catchment area for the highly regarded Wallace Fields Primary School and is conveniently located for local shops, parks, transport links and Epsom town centre.

Total floor area 103.6 m² (1,115 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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Windmill Lane, Epsom

- Three Bedrooms
- Allocated Parking Bays for Two Cars
- Wallace Fields Primary School Catchment Area
- Convenient for Epsom Town Centre and Transport Links
- No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS107294



Property Ref:

EPS107294 - 0004

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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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