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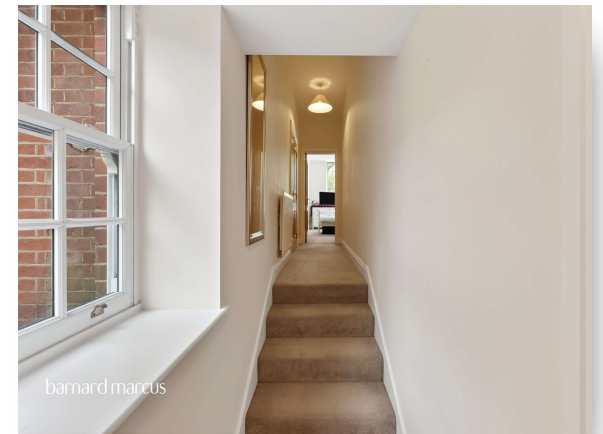
Fleming House, John Watkin Close, Epsom, KT19 7LN

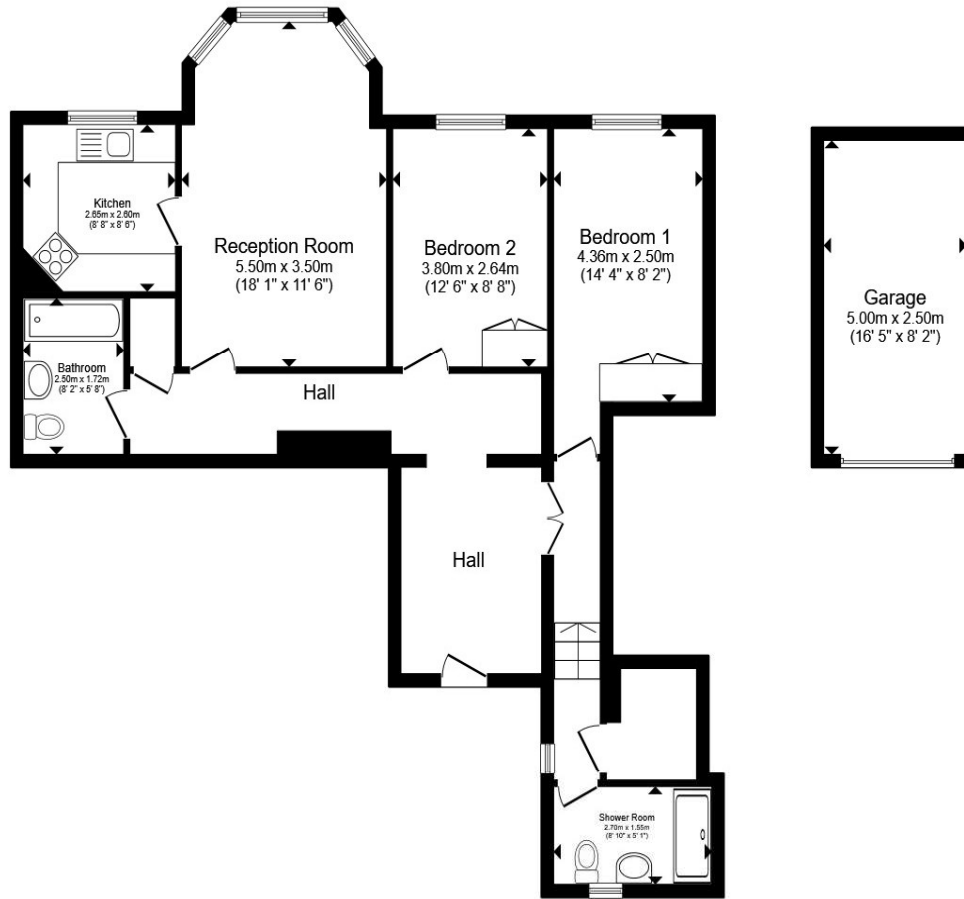

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welcome to

Fleming House, John Watkin Close, Epsom

A rare gem in Clarendon Park—this elegant ground floor period conversion blends timeless character with modern luxury. Featuring high ceilings, spacious living area, two double bedrooms, two bathrooms, a garage, allocated parking & no onward chain.





Ground Floor

Garage

Total floor area 96.2 m² (1,035 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



Barnard Marcus are pleased to present this exceptional ground floor period conversion apartment, situated in a tranquil cul-de-sac within the highly desirable Clarendon Park development. This beautifully appointed residence offers a harmonious blend of character features and contemporary finishes, providing spacious and versatile accommodation throughout.

Upon entering, a generous hallway welcomes you with access to a separate living wing comprising the principal bedroom, complete with a walk-in wardrobe and a luxurious en suite double shower room. A large storage cupboard further enhances practicality in this section of the home.

The main hallway leads to an impressive living and dining room, distinguished by soaring ceilings, a striking stone fireplace, and a grand sash bay window that floods the space with natural light. Adjoining this reception area is a modern fitted kitchen, thoughtfully equipped with integrated appliances including a dishwasher, oven, gas hob, and washing machine.

The property also benefits from a second double bedroom and a stylish family bathroom, both accessed via the central hallway.

Additional features include a single garage, an allocated parking space, well-maintained communal gardens, and ample built-in storage located in both hallways. This outstanding apartment offers refined living in a peaceful setting, ideal for discerning buyers seeking elegance, comfort, and convenience.

welcome to

Fleming House, John Watkin Close, Epsom

- Ground Floor Period Conversion Apartment
- Two Double Bedrooms
- Two Bathrooms
- Garage & Allocated Parking
- Communal Gardens
- NO ONWARD CHAIN
- Sash Windows & High Ceilings
- Clarendon Park Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109992](https://www.barnardmarcus.co.uk/Property/EPS109992)



Property Ref:
EPS109992 - 0007

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