



**Arundel Avenue, Epsom KT17 2RL**

**welcome to**

**Arundel Avenue, Epsom**

A stunning Five-Bedroom Detached House on the ever sought after Nonsuch Court Estate!

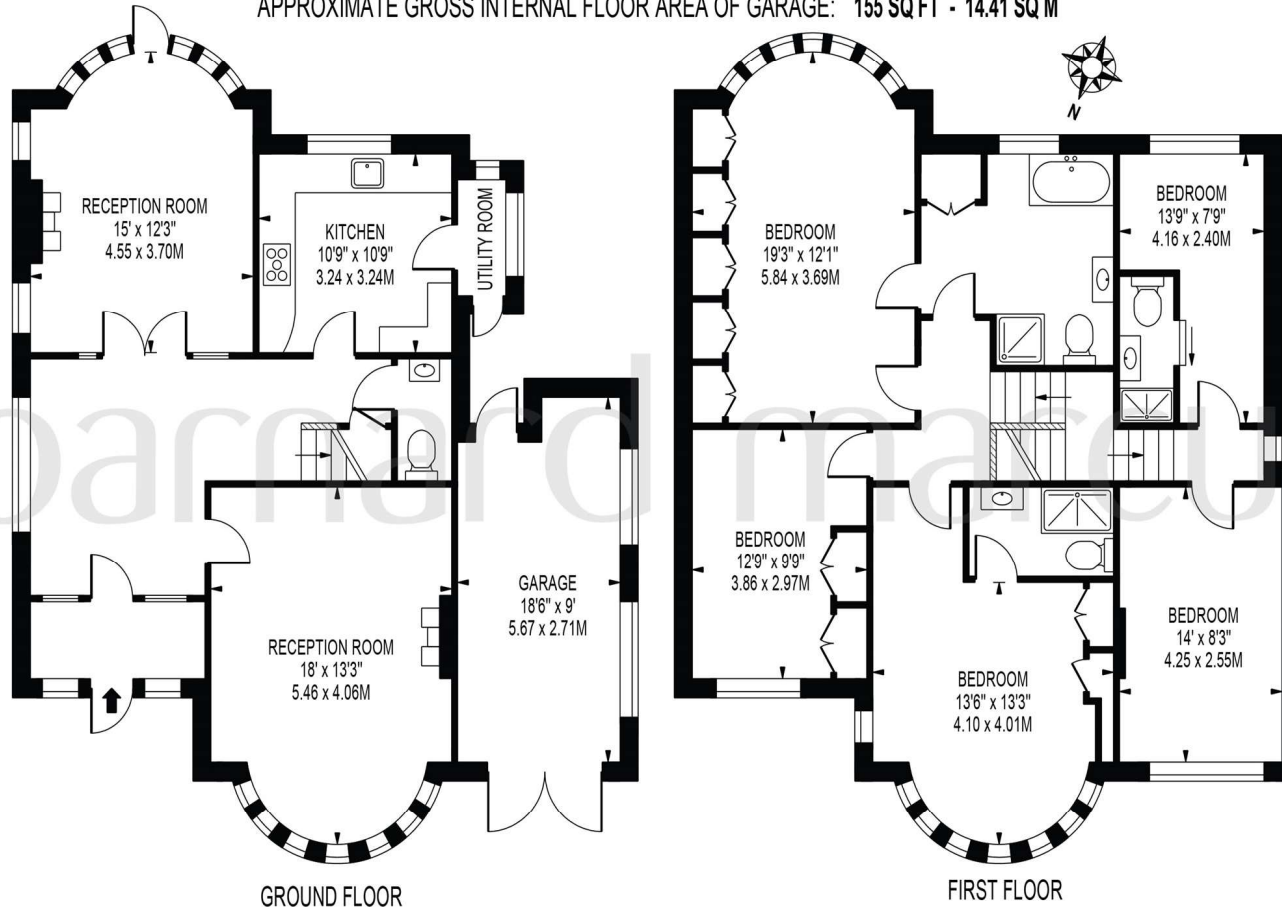


## ARUNDEL AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1792 SQ FT - 166.49 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 155 SQ FT - 14.41 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.

Nestled within the highly sought-after Nonsuch Estate, this impressive five-bedroom detached home offers generous living space, a fantastic location, and plenty of potential to make it your own. Set on a desirable residential road, the property features a private driveway providing ample off-street parking, along with a secluded rear garden perfect for family life and entertaining.

Beautifully presented throughout, this home boasts a modern kitchen and three contemporary bathrooms, complementing the property's well-proportioned rooms and practical layout. The ground floor offers two spacious reception rooms, ideal for both entertaining and family living, while the first floor is home to five versatile bedrooms, including a superb principal bedroom with a feature bay window.

The home is well-maintained and ready to move into, yet offers exciting scope to further enhance or extend (STPP) to suit your family's needs. Its prime location places you within easy reach of East Ewell Station, offering swift connections into London, as well as a wealth of outstanding schools and local amenities.

With its combination of style, space, and potential, this detached property makes for a perfect long-term family home in one of the area's most desirable neighbourhoods.

welcome to

## Arundel Avenue, Epsom

- Large Detached House With Garage
- Three Bathrooms & Two Reception Rooms
- Potential To Extend Further (STPP)
- Close To East Ewell Station Connecting London With Ease
- Private Rear Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: G

offers in excess of

**£1,000,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE107042](https://www.barnardmarcus.co.uk/Property/EWE107042)



Property Ref:  
EWE107042 - 0018

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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