



Harvey Court, Sandy Mead, Epsom KT19 7NH

welcome to

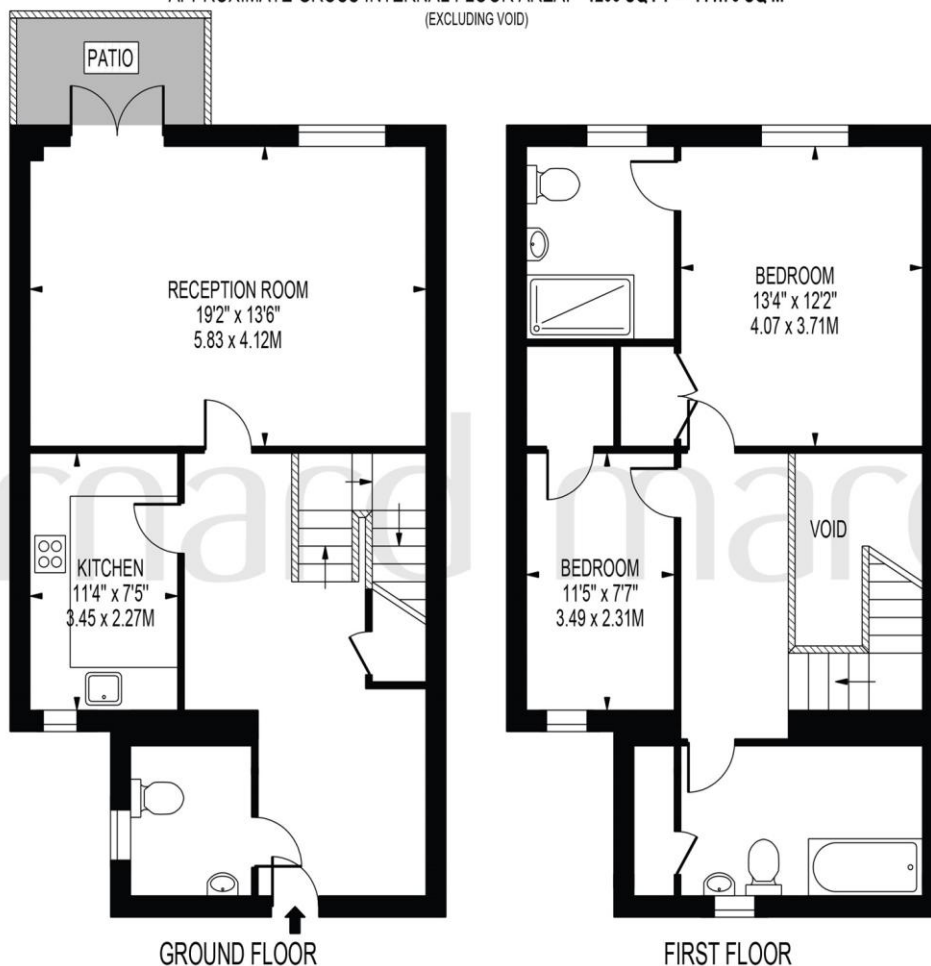
Harvey Court, Sandy Mead, Epsom

This stunning converted Edwardian property lies in the ever popular Clarendon Park development with gated entrance, garage & allocated parking
The property is set across two floors and boasts an extremely impressive 1203 sq ft of space. An internal viewing is a must!



HARVEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1203 SQ FT - 111.73 SQ M
(EXCLUDING VOID)



GROUND FLOOR

FIRST FLOOR

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.
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This stunning converted Edwardian property lies in the ever popular Clarendon Park development with gated entrance and allocated parking.

The property is set across two floors and boasts an extremely impressive 1203 sq ft of space. The property has its own front door and stepping foot into the property you will be greeted by a large and welcoming entrance hall complete with seating area. Off the hallway you will find cloakroom with W.C and basin, separate modern fitted kitchen, & plenty of handy storage. This then leads to a truly stunning living / diner with ample room for entertaining, relaxing and dining with views out to the communal garden and woodlands, this room also has French doors to a private patio terrace perfect to lap up the summer sun.

The first floor boasts two double bedrooms with high ceilings throughout, the master bedroom offers a high spec ensuite shower room with toilet, basin & heated towel rail. There is a further bathroom with three piece suite.

The home is immaculately presented throughout and finished to a high specification with gas central heating and has approx. 977 years remaining on the lease and comes with allocated parking. An internal viewing is highly advised to truly appreciate this stunning home. Location.

You will find yourself on the doorstep of the open spaces of Horton Country Park, Golf club and nearby David Lloyd. The area serves those who enjoying leisurely activities including long walks, Golf and horse riding.

welcome to

Harvey Court, Sandy Mead, Epsom

- Over 1200 Sq ft.
- Gated Edwardian Development
- Allocated Parking and Garage
- Two Double Bedrooms
- Private Patio and Communal Garden Overlooking Woodlands

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3990.00 Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108982](https://www.barnardmarcus.co.uk/Property/EPS108982)



Property Ref:
EPS108982 - 0009

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barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)