



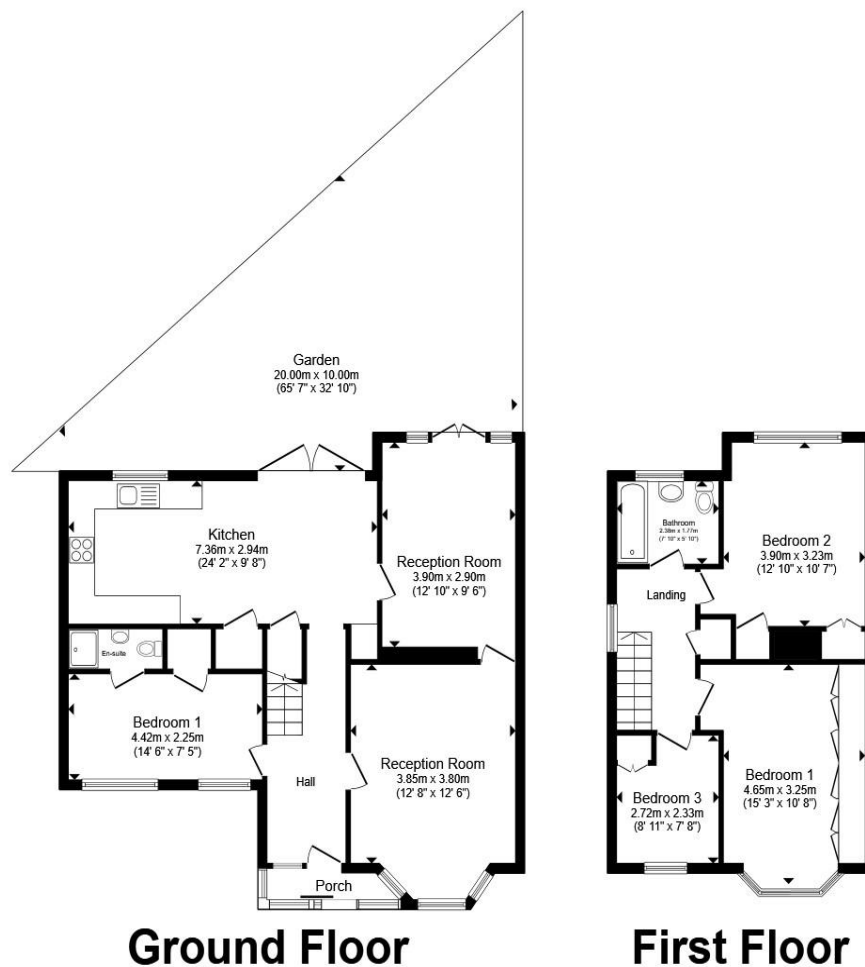
Ferriers Way, Epsom KT18 5TJ

welcome to

Ferriers Way, Epsom

Barnard Marcus are delighted to present to the market this spacious three/four bedroom semi-detached family home, with plenty of off-street parking & offered with no onward chain.





This versatile property offers generous accommodation throughout, ideal for family living and entertaining.

The ground floor benefits from two reception rooms, along with a flexible third reception room/bedroom four, which is complemented by a convenient downstairs shower room-perfect for guests, multigenerational living, or home working.

Upon entry, a welcoming new porch leads into a central hallway, providing access to the main living areas and kitchen. The layout flows well, offering a practical balance of open space and defined rooms. Upstairs, the property comprises three well-proportioned bedrooms, including two doubles, as well as a modern family bathroom.

Externally, the home enjoys a rear garden with patio and lawn areas, ideal for outdoor dining and relaxation, along with shed storage. To the front, there is a driveway providing off-street parking for multiple vehicles.

The property is ideally located for families and commuters alike, with excellent access to local schools, the A217, and within walking distance of the shops, restaurants, and mainline station at Tattenham Corner.

Recreational facilities are close by, including Tadworth Leisure Centre, just a short walk away, offering a swimming pool, gym, fitness classes, and crèche. Additionally, the open spaces of Epsom Downs, home to the world-renowned Epsom Derby, are within easy reach.

Total floor area 128.0 m² (1,378 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



welcome to

Ferriers Way, Epsom

- Semi-Detached Family Home
- Three / Four Bedrooms
- Family Bathroom & Shower Room
- Plenty of Off Street Parking
- Private Rear Garden with Laid to Lawn & Shed Storage
- NO ONWARD CHAIN
- Close to Schools, Shops & Station

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

offers in the region of

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110393



Property Ref:
EPS110393 - 0002

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.

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.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



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



barnardmarcus.co.uk