



19 Ethel Bailey Close, Epsom, KT19 8NF
Guide price £600,000



This beautifully presented three-bedroom end-of-terrace home is perfectly suited for a growing family, located in the highly desirable Manor Park development. Offering stylish, bright, and immaculate interiors throughout, the property features off-street parking and a private rear garden.

The Space

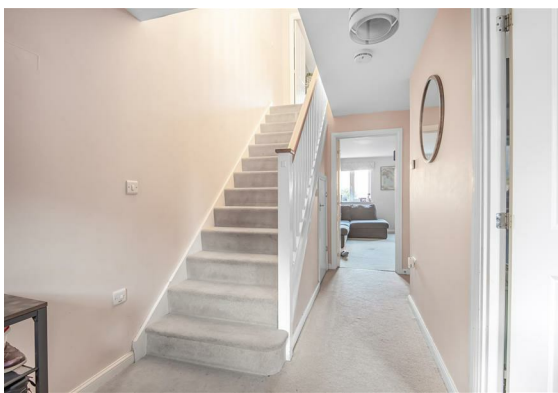
Ground Floor: An inviting entrance hall with a guest WC leads into a spacious rear-aspect reception room, offering ample space for lounging and dining with direct access to the garden. The separate, modern kitchen is well-equipped with integrated appliances and sleek cabinetry.

First Floor: Three well-proportioned bedrooms and a contemporary three-piece family bathroom.

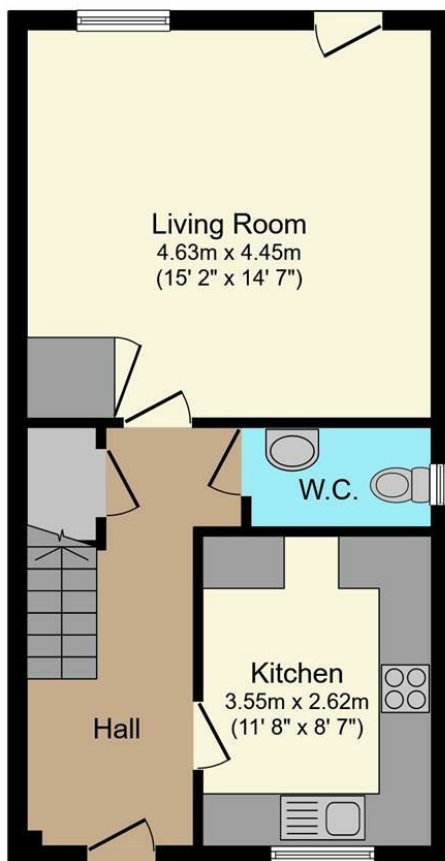
Key Features: Gas central heating, double glazing, and clever inbuilt storage throughout.

The Location

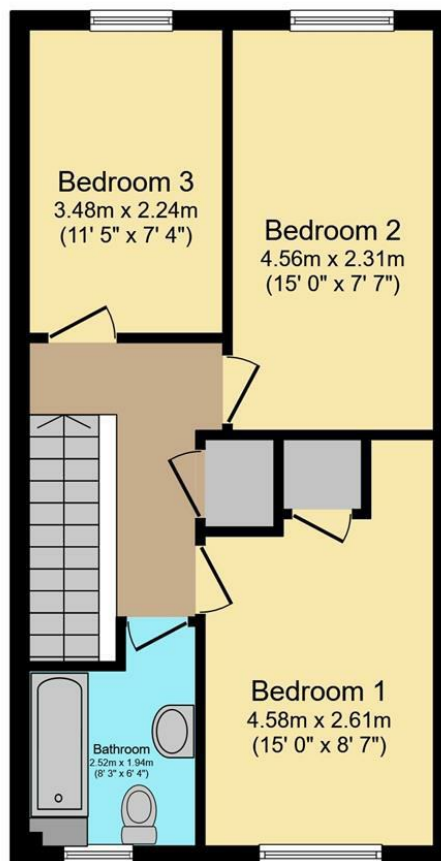
Tucked away in a quiet residential pocket, you're just moments from the green spaces of Stamford Green, Epsom Common, and Horton Country Park. Epsom town centre is within easy reach, providing excellent rail links to Central London, a vibrant selection of shops and restaurants, and top-tier local schools. For commuters and active lifestyles, the A3/A24 and the David Lloyd Centre are also nearby.







Ground Floor



First Floor

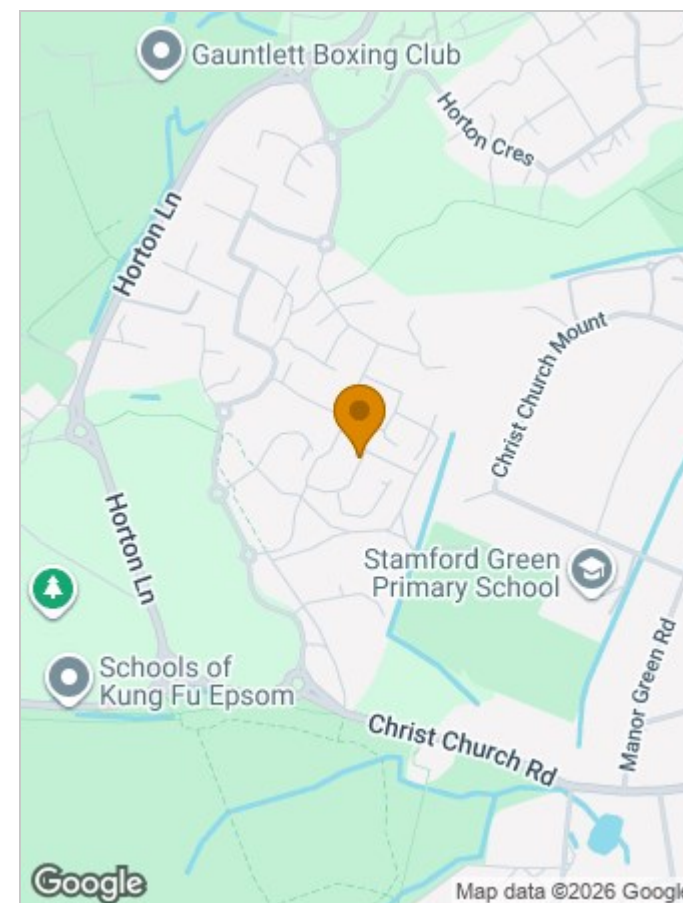
Total floor area 86.5 sq.m. (931 sq.ft.) approx

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.focalagent.com

Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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