



Barn Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- No onward chain
- Three bedroom terraced property
- Extended to rear & loft
- Fully refurbished in 2021 throughout
- Principal suite with en suite
- Bay fronted lounge with feature fireplace
- Modern kitchen with integrated appliances
- Vaulted dining with bifold doors
- Over 1500 sq ft
- Summer house & garage en bloc

Located within a highly sought after position to the south of Epsom Town Centre, this beautifully extended mid terrace home has been fully refurbished in 2021 (including electrics and plumbing) to an exceptional standard, offering stylish, contemporary living perfectly suited to modern lifestyles.

Thoughtfully extended to the rear and into the loft, the property now provides three floors of well balanced, light filled accommodation. At its heart is a stunning open plan ground floor with underfloor heating, designed with both everyday living and entertaining in mind. A bay fronted reception room with feature fireplace creating a warm and inviting space to relax, flowing seamlessly through to a sleek, modern kitchen fitted with integrated appliances.

Steps lead down to a striking dining area, where a vaulted ceiling and bifold doors open directly onto the patio, effortlessly blending indoor and outdoor living ideal for hosting guests or enjoying family time. A convenient downstairs W.C. completes the ground floor.

On the first floor, two generous double bedrooms are served by a beautifully finished family bathroom with underfloor heating, while the top floor is dedicated to an impressive principal suite. This tranquil retreat benefits from



a Juliet balcony, a stylish ensuite shower room, and ample built in eaves storage.

Outside, the easterly-facing garden is perfect for morning light and al fresco dining, and features a substantial 14ft x 14ft summer house, ideal as a home office, gym, or creative space. Further benefits include a garage en bloc and plentiful storage throughout.

Offered to the market with no onward chain, this turn-key home combines thoughtful design, high quality refurbishment, and a sophisticated interior finish, making it an ideal choice for buyers seeking both comfort and style in a prime location.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsland. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council Tax Band-D

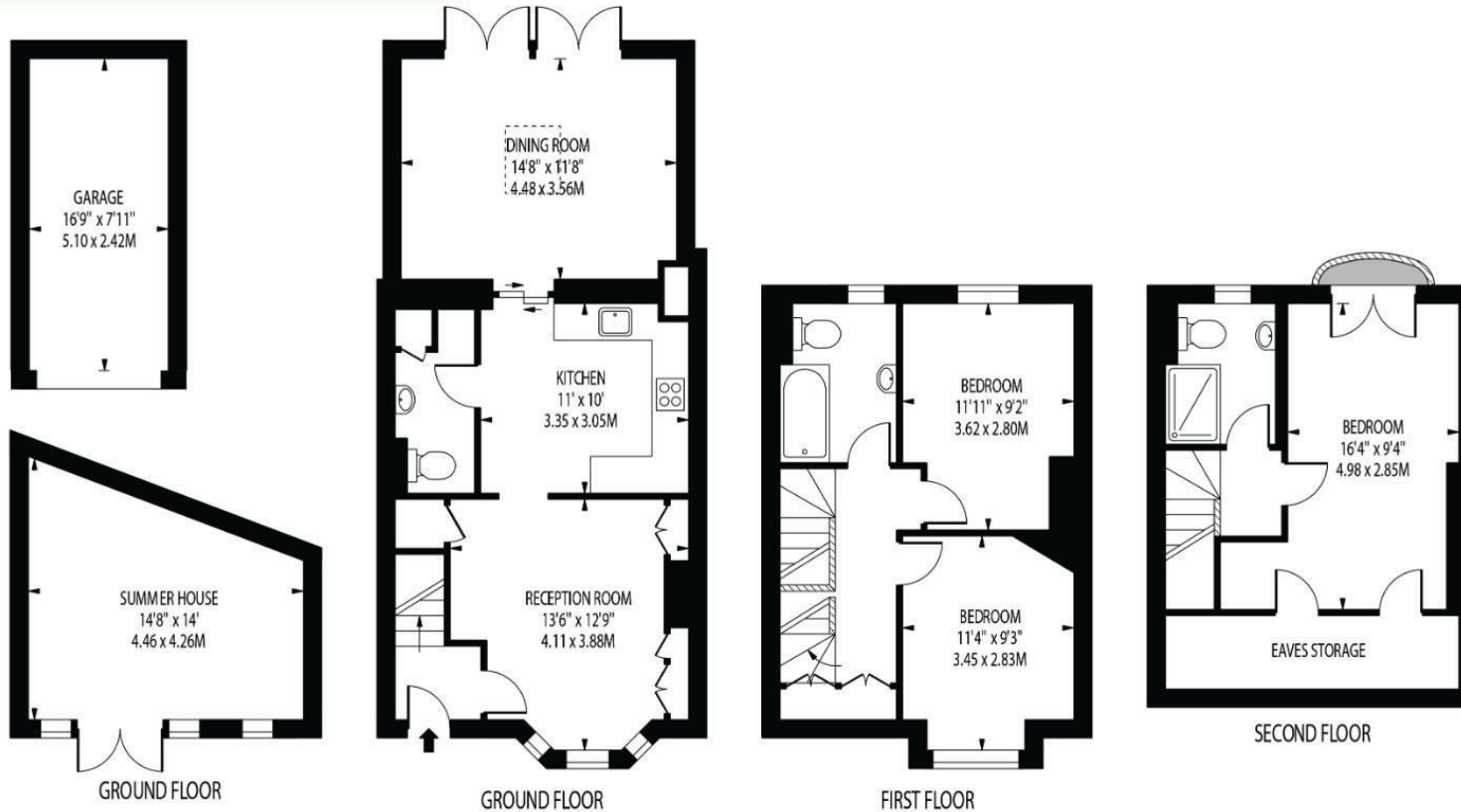




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Total Area: 1531 SQ FT • 142.23 SQ M
(Including Summer House & Garage)
Summer House Area : 167 SQ FT • 15.52 SQ M
Garage Area : 133 SQ FT • 12.34 SQ M



Disclaimer: 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 of 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		69	100+
(92 plus)	A		
(81-91)	B		
(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	

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