



4, Marneys Close, Epsom

Marneys Close

Epsom, Surrey

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Set on the Perimeter of Epsom Common
- Three Good Size Bedrooms
- Large Living/Dining Room
- Spacious Modern Kitchen
- Secluded Rear Garden
- Cul De Sac Location
- Rear Access
- Garage in Block





Marneys Close

Epsom, Surrey

V&H Homes are pleased to present this well-appointed three bedroom terraced house.

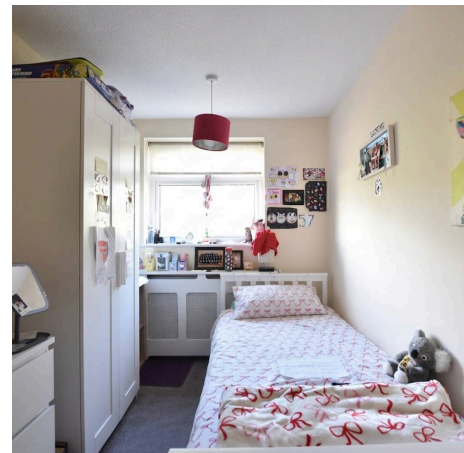
Upon entering, you are welcomed by a spacious entrance hall leading to a generously proportioned living/dining room with patio doors opening directly onto a private courtyard garden. The modern kitchen, finished to a high standard, features extensive worktop space, contemporary cabinetry and breakfast bar.

Upstairs, you will find two well-sized double bedrooms, and a further single bedroom all benefitting from good natural light. The stylish family bathroom is fitted with modern fixtures and neutral tiling.

Additional features include a garage en bloc to the rear of the property, as well as rear access for added convenience. The property also benefits from a block paved driveway to the front, providing off street parking for two cars.

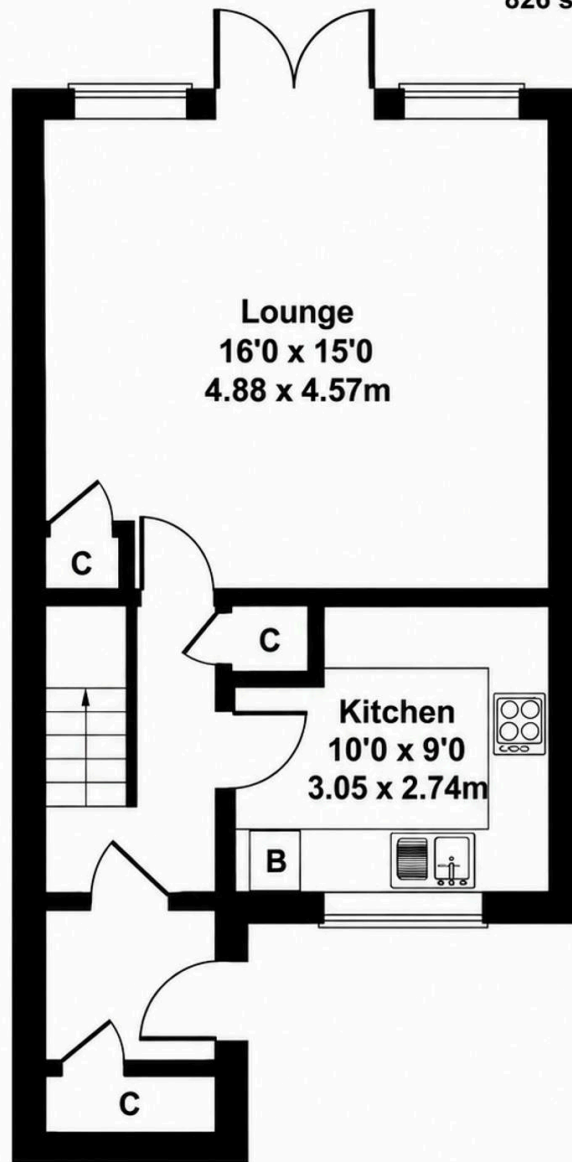
The proximity to Epsom Common offers a unique lifestyle opportunity, with beautiful walks and recreational spaces just moments from your doorstep, whilst Epsom Town Centre is just a 5 minute drive away offering a variety of shops, Epsom Playhouse, The Rainbow Leisure Centre & David Lloyd Centre.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

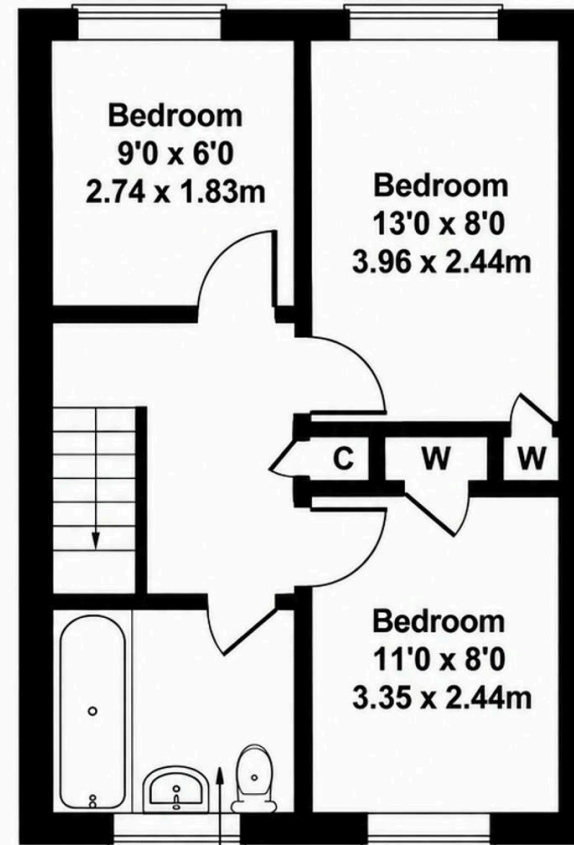


Marney's Close

Approximate Gross Internal Area
826 sq ft - 77 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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