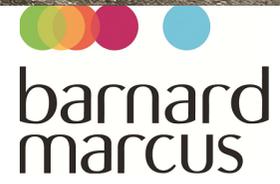




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**Parkview Way, Epsom, KT19 8FF**

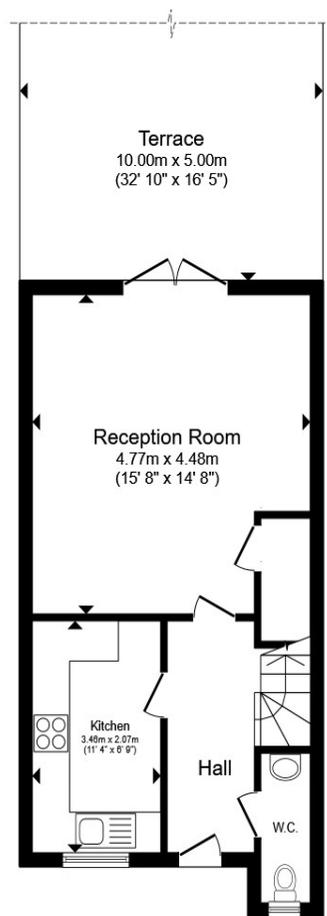


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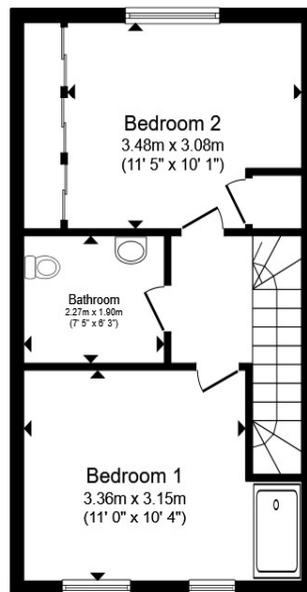
**Parkview Way, Epsom**

Modern living meets everyday convenience in this attractive end-of-terrace home, featuring a bright front kitchen, a generous garden-opening lounge, and a prime position close to great schools and commuter links which is offered with no onward chain.





**Ground Floor**



**First Floor**



**Total floor area 75.3 m<sup>2</sup> (810 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](http://www.propertybox.io)



Situated within a peaceful and well regarded modern development, this well presented two bedroom end of terrace home offers a welcoming blend of comfort, practicality, and contemporary style. Thoughtfully arranged and filled with natural light, it provides an inviting atmosphere from the moment you step inside, making it an appealing choice for first time buyers, young families, or those seeking a low maintenance home in a desirable location.

The accommodation flows smoothly across two floors. At the front of the property, a bright and modern fitted kitchen enjoys an open outlook and is designed with everyday functionality in mind. Moving through the hallway, you will find a handy cloakroom W.C & basin & the home opens into a generous rear facing lounge / diner, which serves as the heart of the property. This warm and versatile living space offers direct access to the private garden, creating an effortless connection between indoor comfort and outdoor enjoyment.

Upstairs, the property continues to impress with two well proportioned bedrooms, each offering comfortable dimensions with the master bedroom currently converted to include a shower and a stylish family bathroom completes the first floor that could be converted back to include shower or bath.

Outside, the home benefits from a private rear garden, & also offers allocated parking along with visitor spaces, ensuring convenience for residents and guests.

welcome to

## Parkview Way, Epsom

- End Of Terrace
- Two Double Bedrooms
- Bathroom & Ground Floor W.C
- Modern Kitchen Breakfast Room
- Off Street Parking
- Private Rear Garden
- NO ONWARD CHAIN

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

# £495,000



Please note the marker reflects the  
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS110382](https://www.barnardmarcus.co.uk/Property/EPS110382)



Property Ref:  
EPS110382 - 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.



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