

The PERSONAL Agent

7 Barn Close, Epsom

£700,000

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Epsom

- 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 in a highly sought-after position south of Epsom town centre, this beautifully extended mid-terrace home was comprehensively refurbished in 2021, including electrics and plumbing, to an exceptional standard.

Thoughtfully extended to the rear and into the loft, the property offers three floors of stylish, light-filled accommodation. At its heart is a stunning open-plan ground floor with underfloor heating, designed for both everyday living and entertaining. A bay-fronted reception room with feature fireplace creates a warm and inviting space, flowing seamlessly into the sleek modern kitchen with integrated appliances.

Steps lead down to a striking dining area with vaulted ceiling and bifold doors opening directly onto the patio, creating an effortless connection between indoors and out. A convenient downstairs W.C. completes this impressive ground floor.











Description

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 peaceful retreat benefits from a Juliet balcony, stylish ensuite shower room and ample built-in eaves storage. Outside, the easterly facing garden is ideal for enjoying the morning sun and al-fresco dining, with a substantial 14ft x 14ft summer house providing excellent flexibility 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 turnkey home combines thoughtful design, high-quality refurbishment and a sophisticated interior finish. Ideally suited to buyers seeking comfort, style and practicality, it represents an excellent opportunity to secure a beautifully presented home in a prime location.



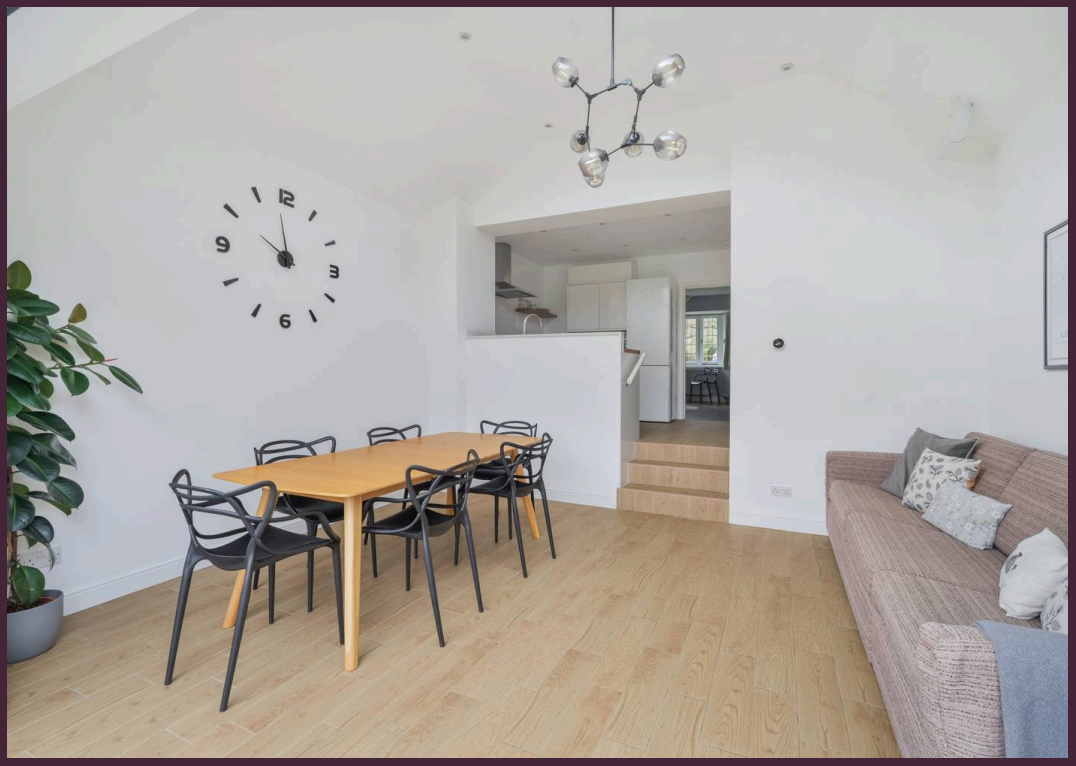
Epsom is a charming town offering an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty to enjoy, making the area particularly attractive to families and professionals. For leisure, there is an excellent choice 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 wonderful backdrop for walking, cycling and enjoying the outdoors. Epsom is also well served for education, with highly regarded state schools including Rosebery School, Glyn School, St Joseph's and Wallace Fields. Independent education is represented by the prestigious Epsom College, with Freemen's and Downsend also nearby. The University for the Creative Arts and Laine Theatre Arts add a vibrant creative dimension to the town. Transport links are excellent, with frequent direct services from Epsom to London Victoria and Waterloo, with journey times of around 35–45 minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both approximately 35 minutes away.
Council Tax band: D

Tenure: Freehold

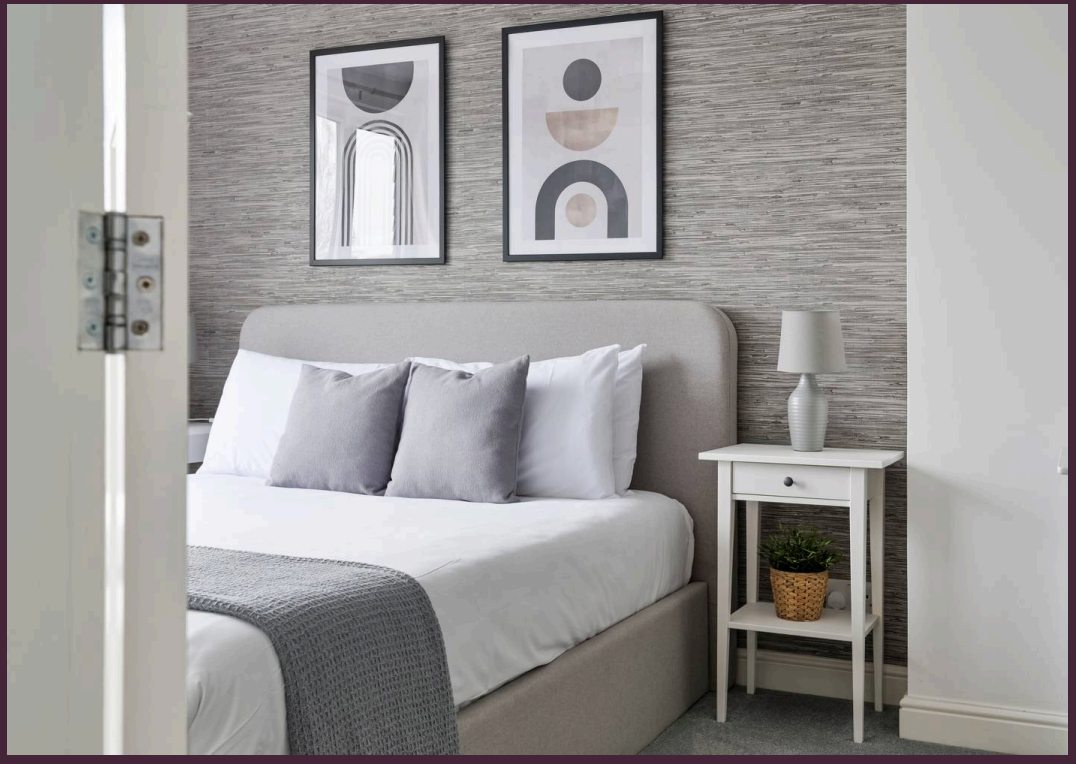
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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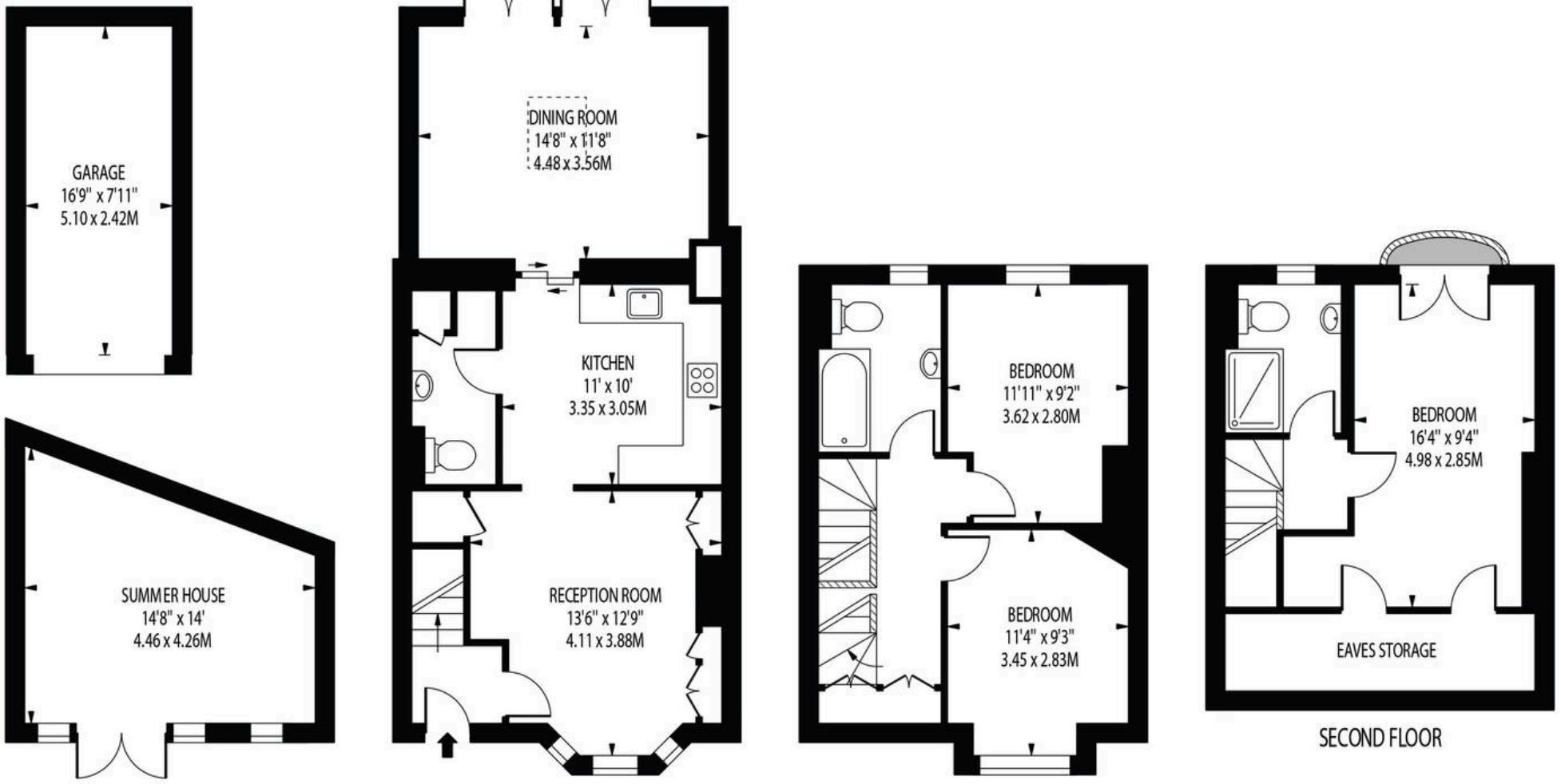
Total Area: 1531 SQ FT • 142.23 SQ M
(Including Summer House & Garage)
Summer House Area : 167 SQ FT • 15.52 SQ M
Garage Area : 133 SQ FT • 12.34 SQ M



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 inpspection, 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.



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