



ST MARTINS CLOSE, EPSOM, KT17 4DR  
GUIDE PRICE £550,000 FREEHOLD



## ST MARTINS CLOSE

EPSOM, KT17 4DR

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**Three Bedrooms and Two Reception Rooms  
In Need of Modernisation  
Close To Town  
Front And Rear Gardens  
Gas Central Heating  
Off-Street Parking  
Council Tax Band D**

A rare opportunity to purchase this three-bedroom semi-detached house, located in a quiet cul-de-sac close to Epsom Town Centre. The property offers three bedrooms, two reception rooms, a kitchen, and a family bathroom. Requiring modernisation throughout, it presents an ideal investment opportunity or personal project.



## GROUND FLOOR

### EXTERIOR FRONT

FRONT RECEPTION ROOM 13'2" × 9'11" (4.02m × 3.01m)

SECOND RECEPTION ROOM 14'7" × 10' (4.45m × 3.06m)

KITCHEN 9' × 5'9" (2.75m × 1.74m)

## FIRST FLOOR

MAIN BEDROOM 11'2" × 9'11" (3.40m × 3.03m)

BEDROOM 2 12'7" × 9'2" (3.84m × 2.79m)

BEDROOM 3 9'2" × 6'8" (2.80m × 2.04m)

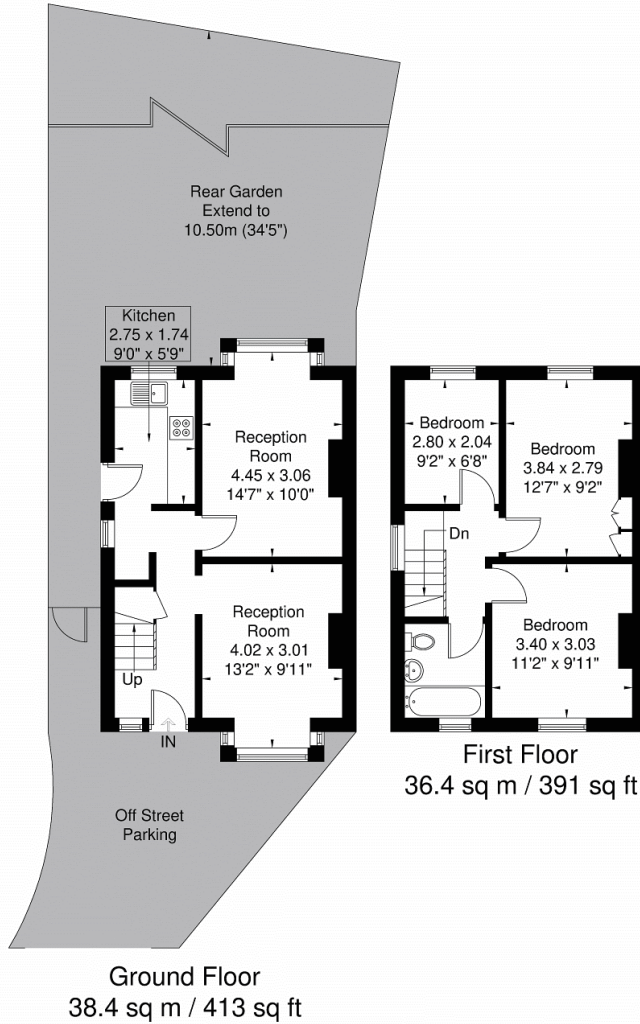
### BATHROOM

## GROUND FLOOR

EXTERIOR REAR 34'5" × (10.50m × )



St Martins Close KT17  
 Approximate Gross Internal Area = 74.8 sq m / 804 sq ft



www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

VIEWING STRICTLY BY APPOINTMENT ONLY  
 THROUGH THE VENDORS AGENTS HES PARRY  
 & DREWETT (SUTTON)

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		



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