



19 Hereford Close, Epsom, KT18 5DZ
Guide price £400,000



Offered with vacant possession is this ground-floor maisonette featuring direct access to a private rear garden and a substantial side plot with a detached garage and off-street parking. The property is nestled in a quiet cul-de-sac within walking distance of the town centre and mainline station.

Other significant benefits include a 900-plus-year lease and peppercorn ground rent.

Entering via a private front door, you are welcomed by a well-proportioned, L-shaped hallway with a fitted storage cupboard and oak flooring. There are two light and bright double bedrooms, a generous lounge/dining room with a door to the garden, and a dual-aspect modern kitchen with abundant storage, ample preparation surfaces, and a second door to the garden featuring an integral sliding blind system. The layout is completed by a fitted bathroom bathed in natural light.

Notable upgrades include triple glazing fitted to almost the entire property and a AAA-rated Vaillant boiler with a Hive thermostat system.

The private rear garden is mainly laid to lawn with a paved section to the side, leading to the front of the property where there is a storage shed and side access to the garage.

Hereford Close is situated in a sought-after residential cul-de-sac in the heart of Epsom. It offers a peaceful environment while remaining within a short walk of major shopping, transport, and leisure facilities. The property is moments from Rosebery Park, which features a children's play area, a duck pond, and

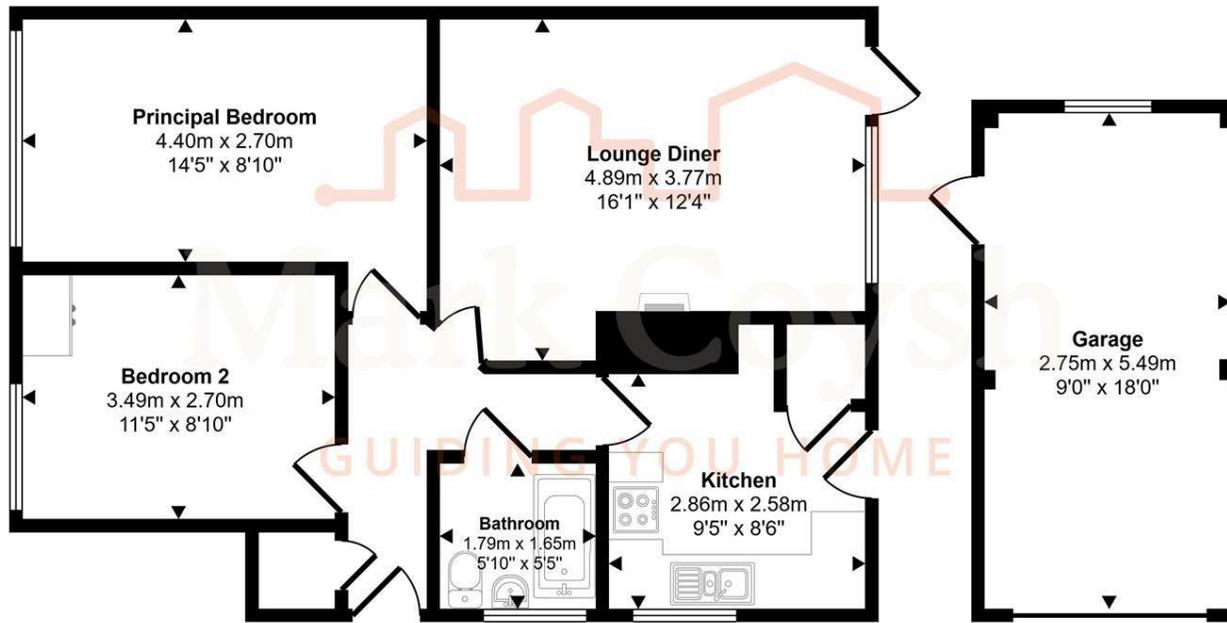




scenic walking paths. Other nearby green spaces include Epsom Common and Horton Country Park.

A short walk away is the High Street and the Ashley Centre, housing major retailers. Local dining options include the Metropolis food hall and restaurants such as Wagamama and Everest Spice. Nearby leisure facilities include the Epsom Playhouse, the Rainbow Leisure Centre, and the David Lloyd Club. The area is also served by highly sought-after local schools.

Approx Gross Internal Area
75 sq m / 803 sq ft



Floorplan
Approx 59 sq m / 640 sq ft

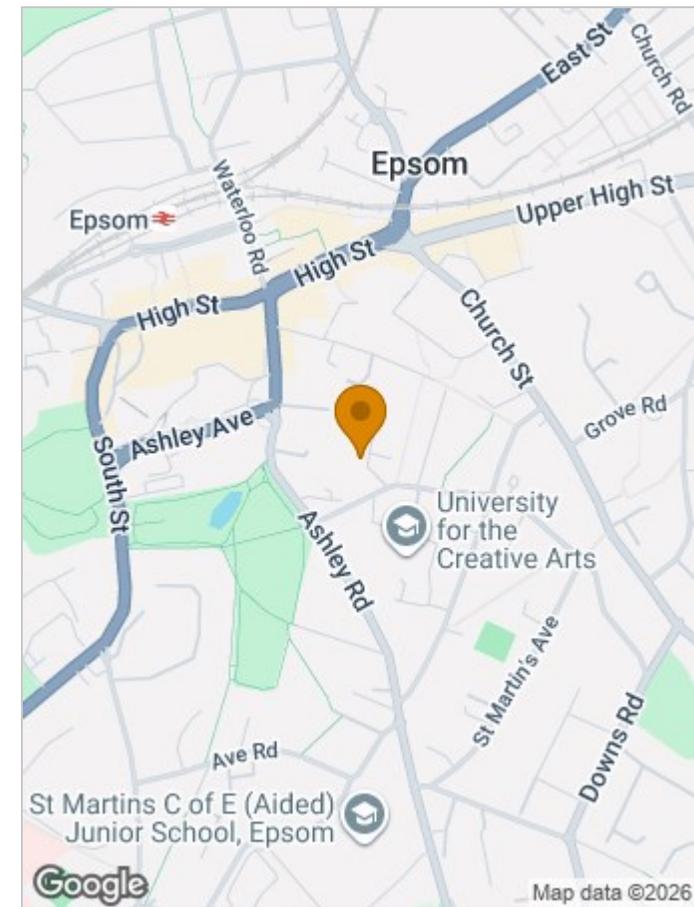
Garage
Approx 15 sq m / 163 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
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