

Kennedys'

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71, Delaporte Close
Epsom
KT17 4AU

A 2 Bedroom House complete with garden, parking and its own garage, just 5 minutes Walk from Epsom high street, now that's a combination you won't find on the market every day.

£399,950



- Incredibly situated mid-terraced house
- Just 5 Minutes walk to Epsom high street (According to google maps)
- Single garage
- Private rear garden
- No onward chain

- Two bedrooms
- Allocated Parking space
- Ample scope for modernisation and improvement
- Epsom boasts strong transport links and schooling
- Viewings by appointment only



PROPERTY DESCRIPTION

An incredible opportunity for first time buyers, investors, downsizers and young professionals alike! The ground floor layout comprises two main spaces, a good sized sitting area at the front of the house, and a kitchen to the rear complete with access out to the garden. Upstairs you'll find two bedrooms, the largest of which sits at the front of the house, with plenty of built in storage. Bedroom two is a good size and overlooks the garden. The bathroom, though a little dated, remains functional. The garden is compact but still provides a space for your morning coffee, summer BBQ and green thumbed endeavours! The value and scarcity of an allocated parking space & garage this close to the town centre cannot be overstated, a real bonus for prospective buyers.

What we are offering here is an opportunity to own a property just moments from the town centre with ample scope for modernisation and improvement, we don't think this will be sticking around for long.

Epsom is a highly sought-after Surrey town that blends historic character with excellent modern amenities, making it popular with families and commuters alike. The town benefits from strong transport links, with Epsom station providing frequent direct services to London Waterloo, Victoria and London Bridge, as well as easy access to the A24, A3 and M25 for wider travel. Schooling is a major draw, with a broad mix of well-regarded state and independent options nearby, including several highly rated primary schools and respected secondary schools such as Glyn School and Rosebery, alongside renowned independents in the surrounding area. Epsom also offers a lively town centre with a wide range of shops, cafés and restaurants, attractive green spaces including Epsom Downs and Nonsuch Park, and a strong sense of community, making it an appealing location for both long-term residents and those relocating from London.

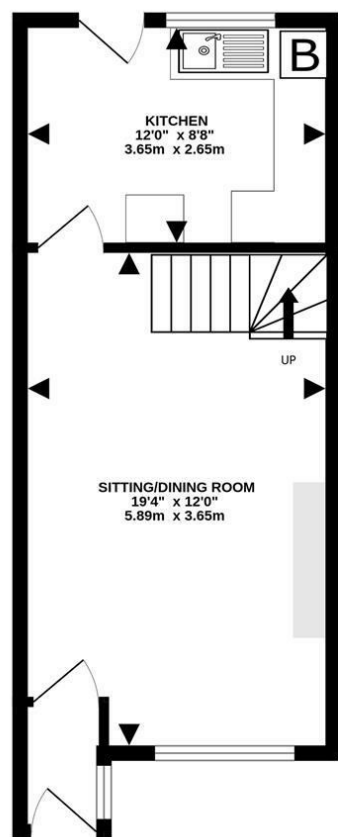
For more information or to book a viewing contact Ben Kennedy on the contact details provided.



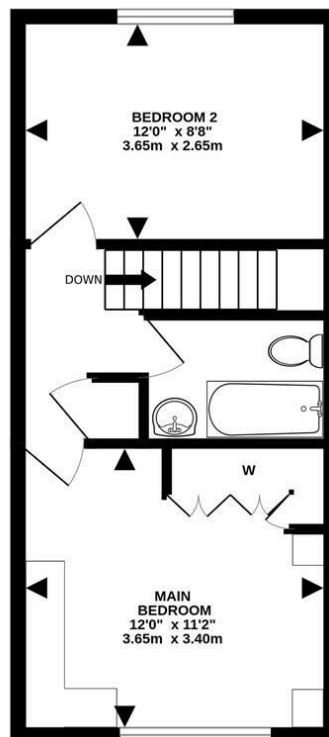




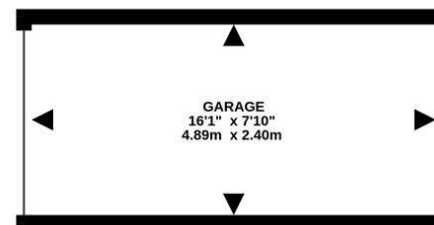




GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



GARAGE
126 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Epsom & Ewell
TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide 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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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