



Maybury Close, Burgh Heath



£315,000

Leasehold

- Ground floor apartment
- Two spacious bedrooms
- Large lounge/dining area
- Contemporary kitchen
- Refitted bathroom
- Entrance hall with study area
- Private courtyard garden
- Garage to the rear
- Easy access to transport links
- Convenient position for shops
- Vendor suited

Enjoying a convenient position on the periphery of the villages of Banstead, Epsom Downs and Tadworth, this beautifully presented ground floor apartment offers a private courtyard garden and a garage in block to the rear.

The property features a spacious lounge/dining room with french doors to the garden, impressive contemporary kitchen, entrance hall with study area, two well proportioned bedrooms and a contemporary refitted bathroom.

This immaculate home enjoys an convenient position with ample visitors parking, as well as being equidistance of three rail links, Tattenham Corner, Banstead and Epsom Downs railway stations (all zone 6) which are just a short drive away, as are the open spaces of Epsom Downs, home to the world famous racecourse and The Derby.

Viewing is strongly advised to appreciate the presentation of this home and the excellent value for money that it offers.



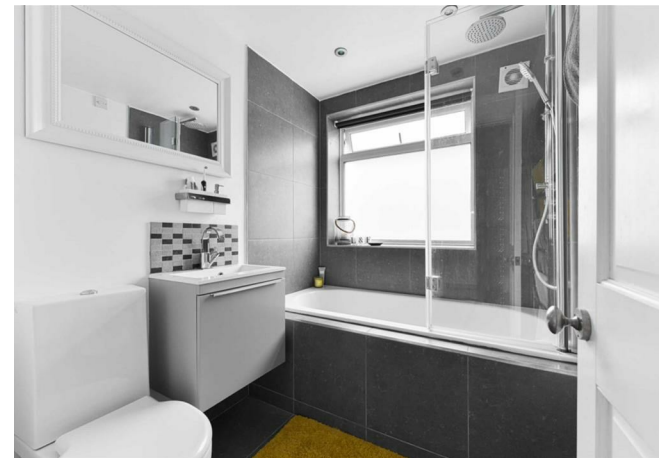
From the moment that you step through the front door there is an amazing feel to the property with plenty of natural light and a tasteful finish that accentuates the well appointed accommodation, the entrance hall is a brilliant size with a useful study area and provides the best first impression.

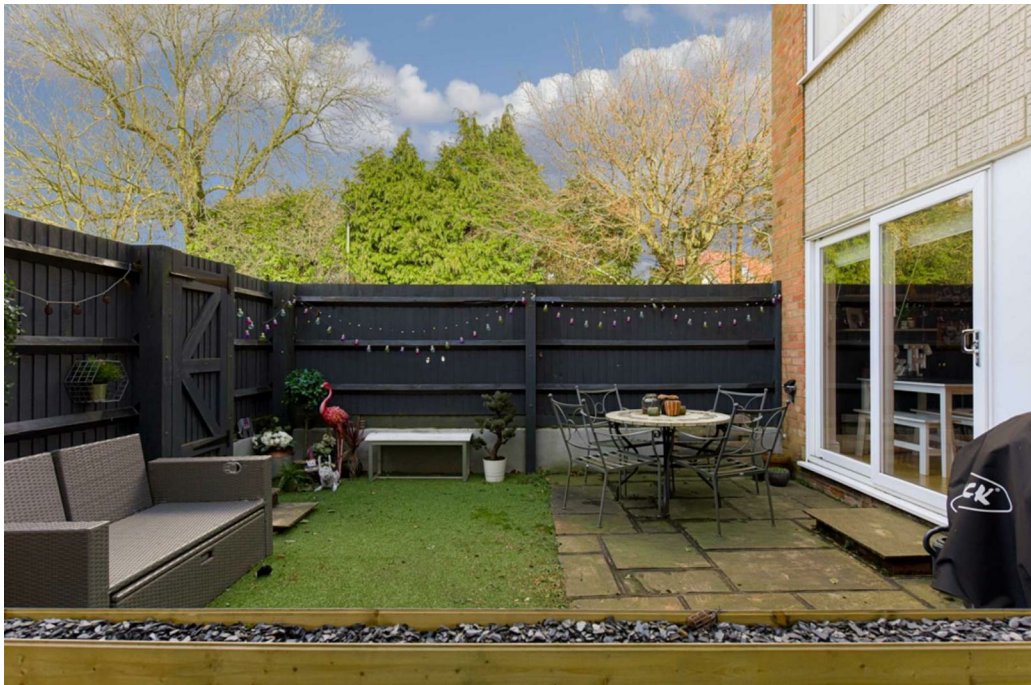
The property is presented to a fantastic standard throughout and benefits from spacious accommodation, whilst seamlessly blending a contemporary and stylish finish with all the modern conveniences like full double glazing and gas central heating.

To the rear is a fully enclosed courtyard garden with a gate leading to a garage en bloc.

The property is conveniently situated for Banstead village which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. It is also convenient for local shopping in Burgh heath. There is a choice of well regarded schools both private and independent. There are leisure facilities nearby and several golf courses. Countryside walks are available in the nearby Banstead woods. Beyond Epsom Downs are areas of outstanding natural beauty including Box Hill.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.







Maybury Close, Tadworth
Total Area: 61.6 m² ... 663 ft² (excluding private garden, garage, 1x parking space)
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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 |

Epsom Office

2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office

220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office

62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office

141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699



sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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