



Coxdean, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Freehold

- Two double bedrooms
- Lounge / Diner
- Private rear garden
- Close to transport links
- Good school catchment
- Walk to Tattenham Corner station
- Office / Outbuilding
- Terraced home
- Freehold



The Personal Agent are delighted to bring to the market this two double bedroom terraced home presented in excellent condition throughout, located close to local amenities, schooling and transport links.

The property is an ideal investment, first time buy or downsize alike, offering spacious well proportioned rooms throughout. On the ground floor you are welcomed by the bright and airy entrance hallway complete with storage cupboard. Off of this is the kitchen area,

complete with a separate space for a breakfast area, with doors leading onto the rear garden. Completing the ground floor is the lounge / dining room with sliding doors out to the garden also.

On the first floor there are two double bedrooms, the family bathroom, and storage / airing cupboard.

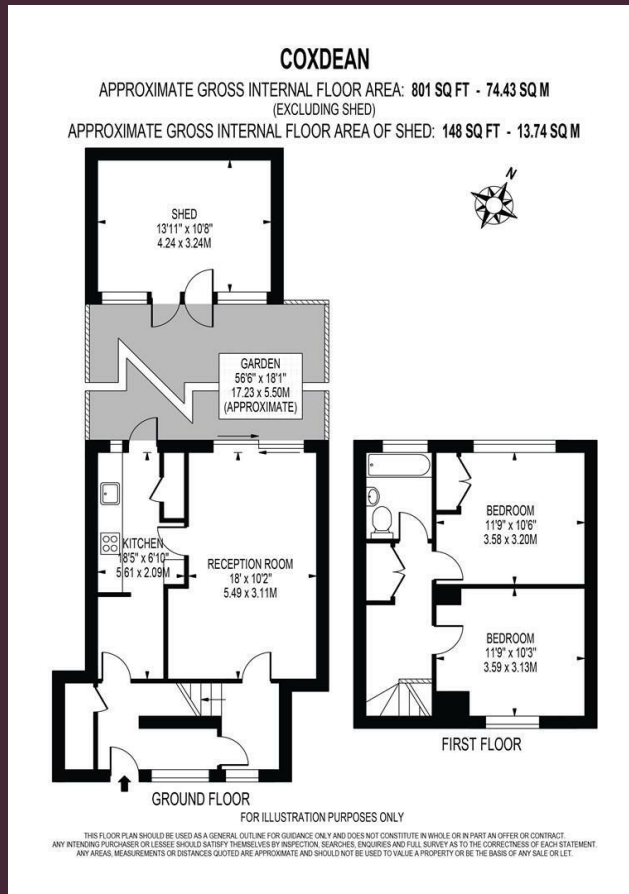
Outside the garden is mainly laid to lawn with an office / gym to the rear of the property.

Located on the periphery of Tadworth and Epsom Downs with over 650 acres of ancient woodland walks and wide green open spaces to enjoy, not to mention the world famous racecourse which is home of the annual Epsom Derby and several other exciting events.

The property is located within close proximity of junior and primary schools as well as being walking distance from Tattenham Corner which benefits from a medium sized parade of shops including a doctors, dentist, several convenience stores, restaurants and the railway station with a service to London Bridge.







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
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

