



St. Leonards Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £375,000 Freehold

- Extended terrace house
- 947 sq ft
- Two bedrooms
- Two reception room
- 17'9 Kitchen
- Utility area
- Bathroom
- South-west facing garden
- Chain-free sale
- Convenient location

A spacious 947 sq ft two double bedroom extended mid terrace property being offered for sale for the first time in over thirty years. The property features two reception rooms and a 17'9 kitchen, plus a utility area. South-west facing rear garden.

On the ground floor there is the entrance hallway leading into the spacious living room with access through to the extension which is used as a dining room. The galley-style kitchen leads into a utility area and connects back to the hallway. Upstairs



there are two double bedrooms, the bathroom, and access to the loft space.

Outside to the rear is a southwest facing garden just over 50' deep.

The property is set in a side road in a popular location on the borders of Epsom and Tadworth. Well placed for local schools, access to the A217 and within walking distance of the shops, restaurants and station at Tattenham Corner. Tadworth Leisure Centre is just a few minutes' walk away. The wide open spaces of Epsom

Downs are also nearby and are perfect for walking or cycling.





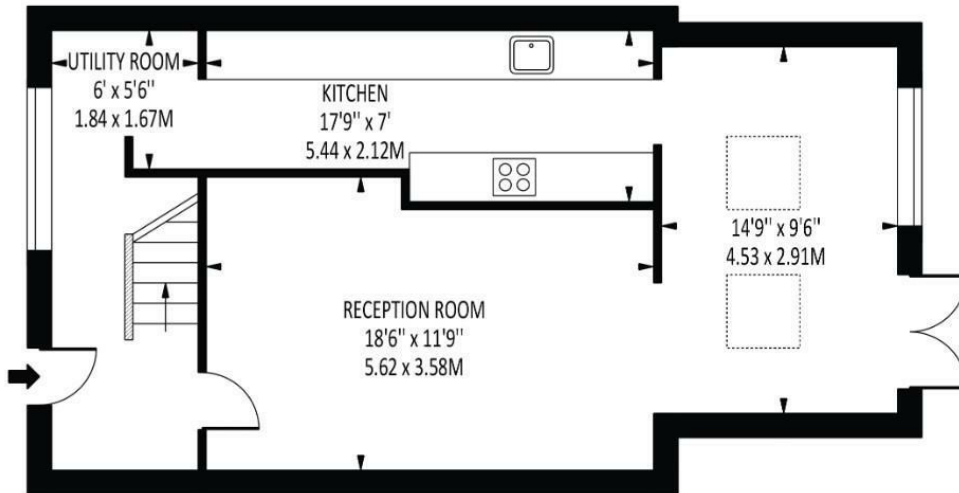




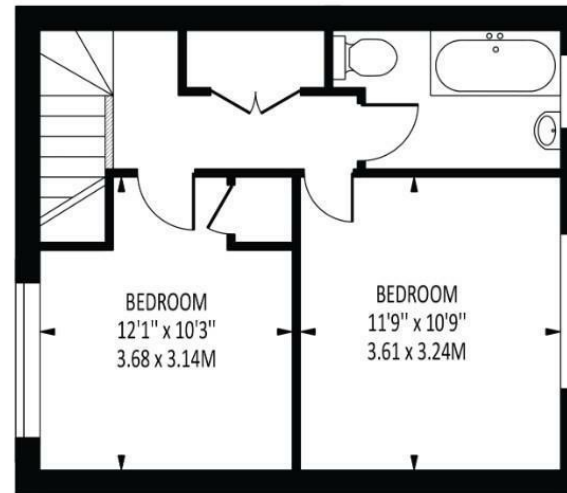
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St. Leonards Road  
Total Area: 947 SQ FT • 88.02 SQ M

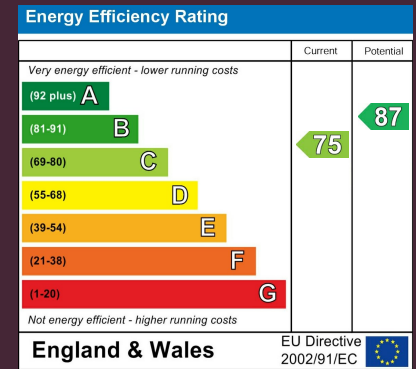


GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only  
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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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**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 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

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

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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