



Long Walk, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000

- Terraced home
- Two double bedrooms
- Utility room
- Spacious lounge / dining room
- Private rear garden
- Upstairs bathroom
- Peaceful position
- Walk to local schools
- Short distance to local amenities
- Ample storage

The Personal Agent are delighted to bring to the market this beautifully presented two double bedroom terraced home located in a quiet setting, yet close to amenities, in a popular area within Epsom downs.

This wonderful home has been thoughtfully modernised by the existing owners throughout, making an ideal first time purchase or downsize alike, with the benefit of being able to move straight into your new home.

The property comprises an entrance hall with



access to an inner lobby with storage cupboard and access to the 18ft living room with patio doors opening to the garden, kitchen with access to the garden and built-in storage cupboard, as well as a separate utility room.

On the first floor there are two double bedrooms and a modern family bathroom.

The South Easterly facing garden measures approximately 33ft, with a paved terrace across the rear of the property, ideal for al fresco dining, the remainder of the garden is mainly laid to lawn.

The property is set in a peaceful position well back from the road in a popular location. Well placed for local schools, access to the A217 and within walking distance of the shops, restaurants and train station at Tattenham Corner. Tadworth Leisure Centre is just a few minutes walk away and offers an indoor pool, gym, regular classes and creche. The wide open spaces of Epsom Downs are also nearby and perfect for walking the dog, cycling or letting the kids burn off some steam.

FREEHOLD



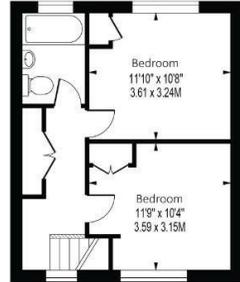


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Total Area (Including Store): 754 SQ FT • 70.05 SQ M
Total Area of Store: 14 SQ FT • 1.28 SQ M



First Floor



Ground Floor

Disclaimer: For illustration purposes only.
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should verify themselves by inspection, enquiries, valuations and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.



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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.

