



Burnet Grove, Epsom



Guide Price £345,000

Leasehold

- First floor maisonette
- Beautiful private rear garden
- Private resin driveway to front
- Minutes from High Street & Station
- Short, complete chain
- Two double bedrooms
- Spacious modern kitchen
- Recently refitted shower room
- Large loft space & utility store
- Peaceful yet central location

Offered with a complete chain, The Personal Agent are pleased to present this centrally positioned first floor maisonette with a stunning private rear garden and driveway with parking.

Perfect for commuters, young families or those wishing to downsize but not downgrade, this spacious maisonette is located in a peaceful yet central cul-de sac within a very short walk of Epsom town centre, High Street and the railway station.

Occupying an enviable position within the road and offering the opportunity for a buyer to just move straight in, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.



Property Description: Presented to the market with a short, complete chain, this outstanding first floor maisonette warrants further inspection. The property features two genuine double bedrooms, spacious modern kitchen, a genuinely spacious living/dining room and a recently refitted shower room.

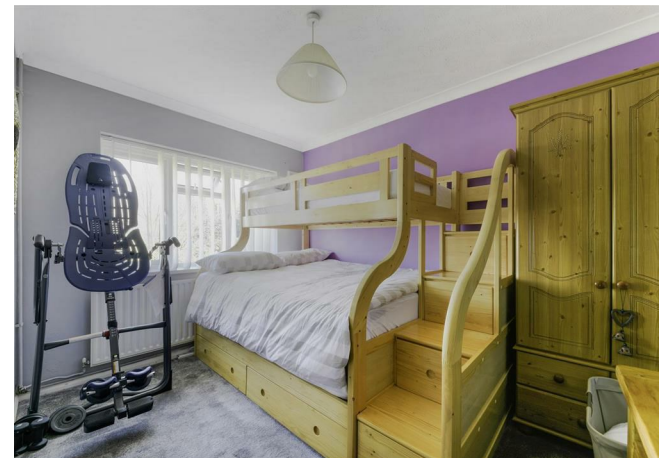
The private rear garden is a particularly good size and is mainly laid to lawn with an excellent degree of privacy and a lovely paved terrace which is perfect for al-fresco entertaining. There is access to the front of the property via a door to the side of the property, brick built storage cupboard/utility store, large loft space and a private driveway with off street parking.

Location: Burnet Grove is a highly sought-after and

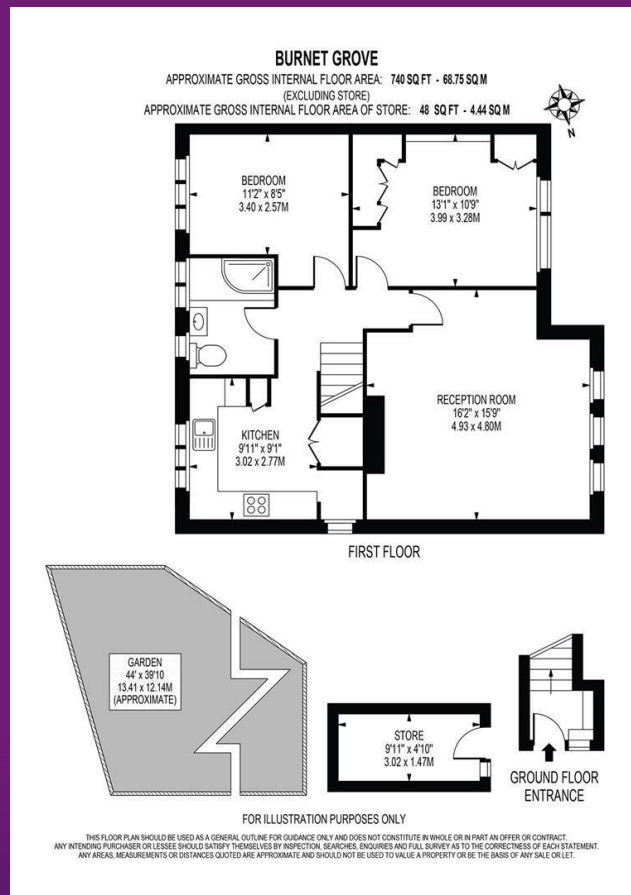
rarely available cu-de sac located on the West side of Epsom.

It is situated within close proximity of Epsom Town Centre with its comprehensive range of shopping facilities but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland providing a perfect balance between town and country living. The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Viewing is highly recommended. Call to arrange your appointment now!!!







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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