



Treemount Court, Epsom

The **PERSONAL** Agent



# Offers In The Region Of £350,000 Leasehold

- Heart of College Area
- Private Cul De Sac
- Split level maisonette
- Approaching 950 Sq Ft
- Two large double bedrooms
- 13.10ft x 13.6ft Living Room
- Separate dining area
- Updated Kitchen
- Double Glazing
- Garage In Block

Located in a private cul de sac within the highly sought after College Area of Epsom, this rarely available, split level maisonette benefits from spacious and bright living accommodation laid out over the first and second floors, with its private front door and garage in block really defining why this property stands out from the crowd.

The property is just a short walk from the town centre and the mainline railway station which is approximately 0.5 miles away. The property offers huge flexibility and due to its position and deceptively spacious accommodation would suit a diverse selection of buyers. So whether you are a first time buyer, investor, making a downsize move or considering school catchment you should view this property.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest.



The property benefits from accommodation comprising private entrance and front door leading into the hallway, stairs up to a spacious 13ft x 13ft living room which is overlooking communal grounds, separate dining area, fitted kitchen, further stairs leading to the top floor with two generous double bedrooms and a spacious family bathroom.

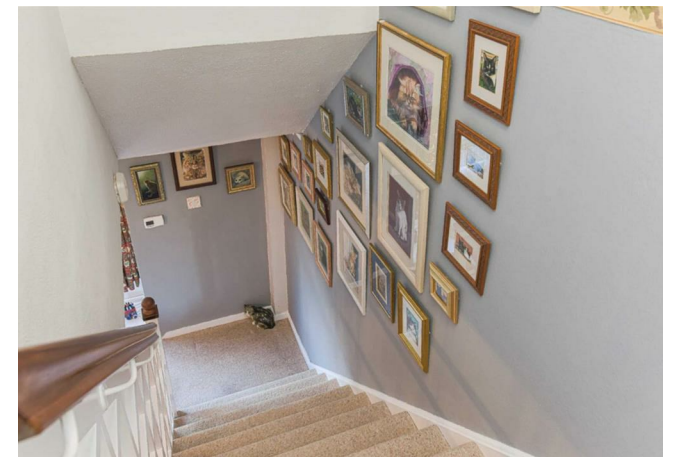
Further noteworthy points to mention include full double glazing, gas central heating and a garage in block. The property offers a well balanced layout and provides the perfect opportunity for the successful applicant to craft their dream home with a blank canvas and the opportunity to create exactly what's desired.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool,

gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.











Treemount Court, Grove Avenue, Epsom  
 Total Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup> (excluding garage-en-bloc)  
 FOR ILLUSTRATIVE PURPOSES ONLY.

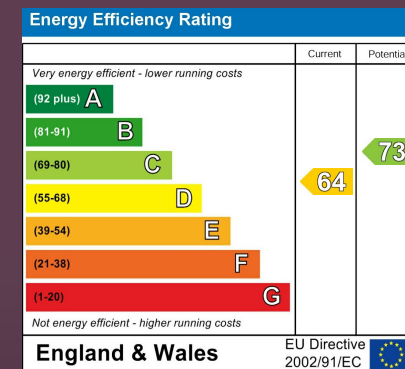
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