



Clayton Road, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Freehold

- No ongoing chain
- Character semi-detached
- Heart of town centre
- Grade 2 listed
- Two double bedrooms
- Ensuite bathroom & d/s shower room
- Living room with feature fireplace
- Kitchen/breakfast room
- South facing garden
- On street residents parking



Dating back to 1870, and being offered to the market with no ongoing chain, this attractive flint fronted semi-detached house is located within a wonderfully convenient position, just moments from the high street and just 0.3 mile from Epsom railway station.

This wonderful character home provides generous and well-balanced space, an excellent degree of natural light and a secluded South/Westerly facing private rear garden with a gate providing access to the front.

The property offers huge flexibility and due to its position 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 at which point we will arrange your private showing. Due to the anticipated demand that this property will command early viewing is advised.

From the entrance hall there are doors, firstly to the cosy living room at the front which centres around an open fireplace with exposed red brick chimney breast and then a great kitchen/breakfast room, creating a good entertaining and social space that really is the heart of the home. The ground floor is completed by a large walk-in understairs cupboard, downstairs shower room and separate W.C.

On the first floor there are two generous bedrooms, both of which are spacious double rooms and have fitted wardrobes and period feature decorative fireplaces. Whilst the rear bedroom enjoys a generous ensuite bathroom.

The 63ft rear garden enjoys a Southerly, sunny aspect and is L-shaped with a large paved terrace and then a further tucked away secret garden area that is laid to lawn and very secluded. There is a gated side access, paved side area, small front garden and also on-street residents permit parking.

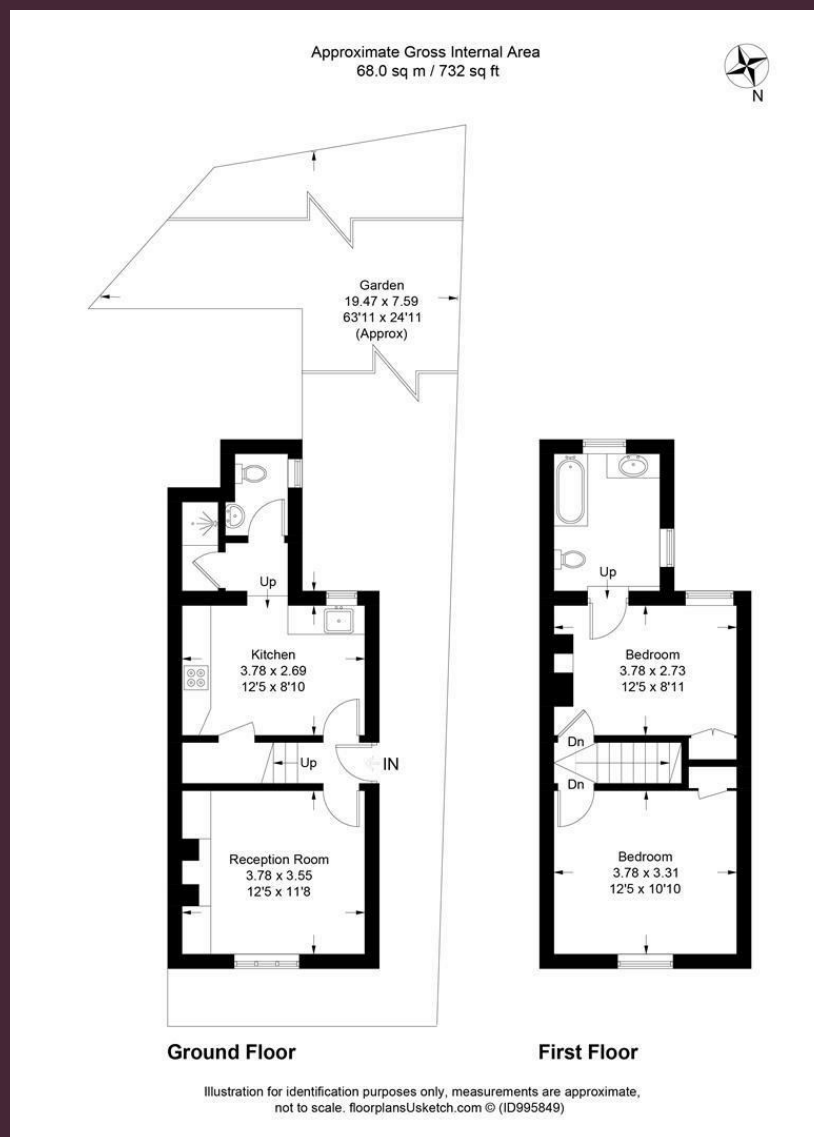
Please note, this property is flying freehold, which is a legal term used to describe a property where part of the building lies over, or under, a part of another freehold property. In this case the neighbouring, adjoining property's loft room sits slightly over the party wall. Flying freeholds are not uncommon and in recent years The Personal Agent have sold the adjoining property, so please contact us if you have any questions on this matter.

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.

Tenure - Freehold
Council tax band - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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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.

