



Carters Road, Epsom

The **PERSONAL** Agent



# Guide Price £385,000

## Share of Freehold

- Tucked away in a private road
- Sought after location
- Two double bedrooms
- 910 Sq Ft split level maisonette
- En-suite & walk-in closet to master
- Large modern bathroom
- Driveway with two parking spaces
- Rear courtyard & detached shed
- Further private 35ft garden
- Equidistant to Town & Downs



Set within a quiet and popular private cul-de sac just a short walk from open fields, this deceptively spacious split level maisonette is offered for sale in very good order throughout and benefits from 910 Sq. Ft of flexible and bright space.

As soon as you step through the private front door the wonderful atmosphere of the property is immediately evident with a genuine homely feel along with an amazing sense of privacy from the neighbouring homes, not to mention the convenience of the local store that is just at the end of the road.

This unique maisonette warrants a closer look to fully appreciate all its position and the balanced and flexible accommodation it enjoys over two floors, not to mention the private garden, separate courtyard and driveway with parking.

Carters Road is a quiet private cul-de sac that is equidistant of

Epsom town centre and the green spaces of Epsom Downs with access to open fields by the footpath just over the road making it the perfect balance between town and country living.

Accessed via its own private front door, the entrance hall leads up to a welcoming and bright first floor landing. Accommodation on this floor comprises a spacious living room, modern kitchen, generous second double bedroom and a large modern bathroom. From the landing stairs lead to an impressive master suite with en-suite shower room, walk-in closet/wardrobe/workstation and the perfect vantage point to watch the fireworks over an elevated outlook of the London basin.

To the rear is a private courtyard with shed and directly to the front is a driveway with parking for two cars and a further private 35ft garden with decking and summerhouse/shed.

The property is situated within close proximity to the open spaces of Epsom Downs which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 25 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes). 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.

The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. 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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Freehold











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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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**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.



