



Eastman Way, Epsom

The **PERSONAL** Agent

Guide Price £485,000

Leasehold

- End of terrace maisonette set over two floors
- Stylish two double bedroom home
- High ceilings & sash windows throughout
- Refitted kitchen/breakfast room
- Double aspect living room with door to patio
- Ensuite shower room & main bathroom
- Downstairs cloakroom & ample storage
- Direct access to communal garden
- Dedicated parking beside the property
- Close to shops, school & local amenities

Welcome to this truly special two bedroom end of terrace maisonette set over two floors, a charming home that beautifully blends historic features with contemporary style, located within one of the area's most desirable residential locations.

Step through your own private front door and you're immediately struck by the impressive high ceilings, complemented by large double glazed sash windows throughout, allowing natural light to flood the home and enhancing the wonderful sense of space and elegance.

Arranged over two thoughtfully designed levels, the first floor offers two generous double bedrooms, both benefitting from fitted wardrobes and high level storage, along with a beautifully appointed family bathroom. The principal bedroom provides a calm and comfortable retreat, complete with its own luxurious en suite shower room.

On the ground floor, the newly fitted kitchen/diner and spacious



reception room create a versatile and welcoming living space, ideal for both everyday living and entertaining. A particularly useful large walk in storage cupboard, along with a convenient cloakroom, adds to the home's excellent practicality.

One of the standout features of this property is the access to a paved patio area, which opens directly onto the large communal garden, offering a peaceful outdoor retreat that feels very much like your own.

The property further benefits from a dedicated off street parking space located immediately adjacent to the house, conveniently viewable from the kitchen, providing both security and ease for day to day living.

With an exceptionally long lease of 976 years and a modest service charge, this home offers peace of mind and long term value alongside its undeniable charm.

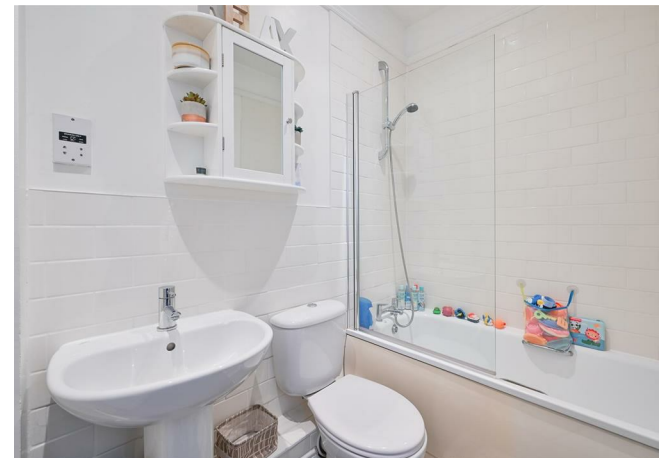
Ideally positioned within easy reach of the town centre, station,

and a range of local shops and amenities, this exceptional home represents a rare opportunity to enjoy stylish, characterful living in a highly sought after setting.

Early viewing is highly recommended to fully appreciate the space, light and character this beautiful end of terrace maisonette has to offer.

Tenure - Leasehold
Length of lease (years remaining) - 976
Annual ground rent amount (£) - 200
Annual service charge amount (£) - 1056
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

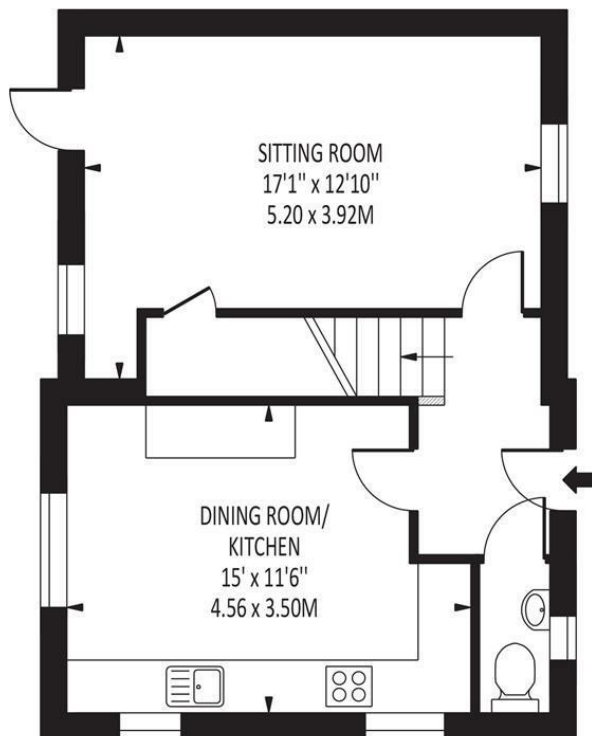




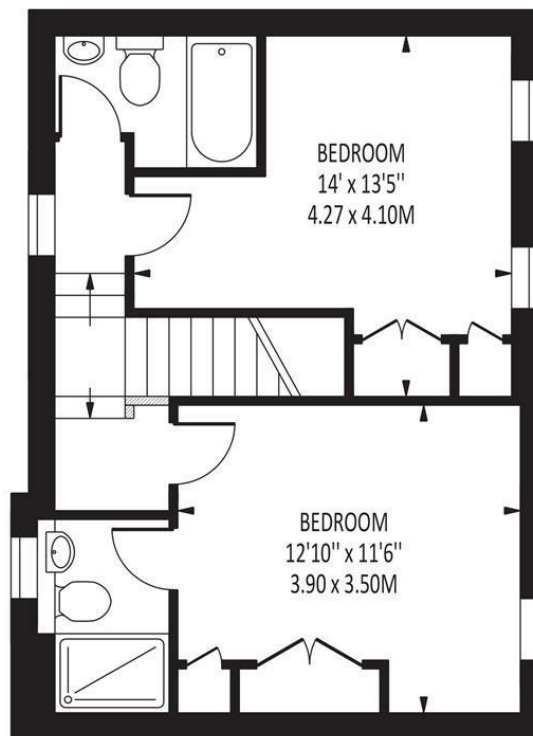
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Edward House

Total Area: 880 SQ FT • 81.74 SQ M



GROUND FLOOR



FIRST 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 satisfy themselves by inspection, searches, enquiries 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	70	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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