

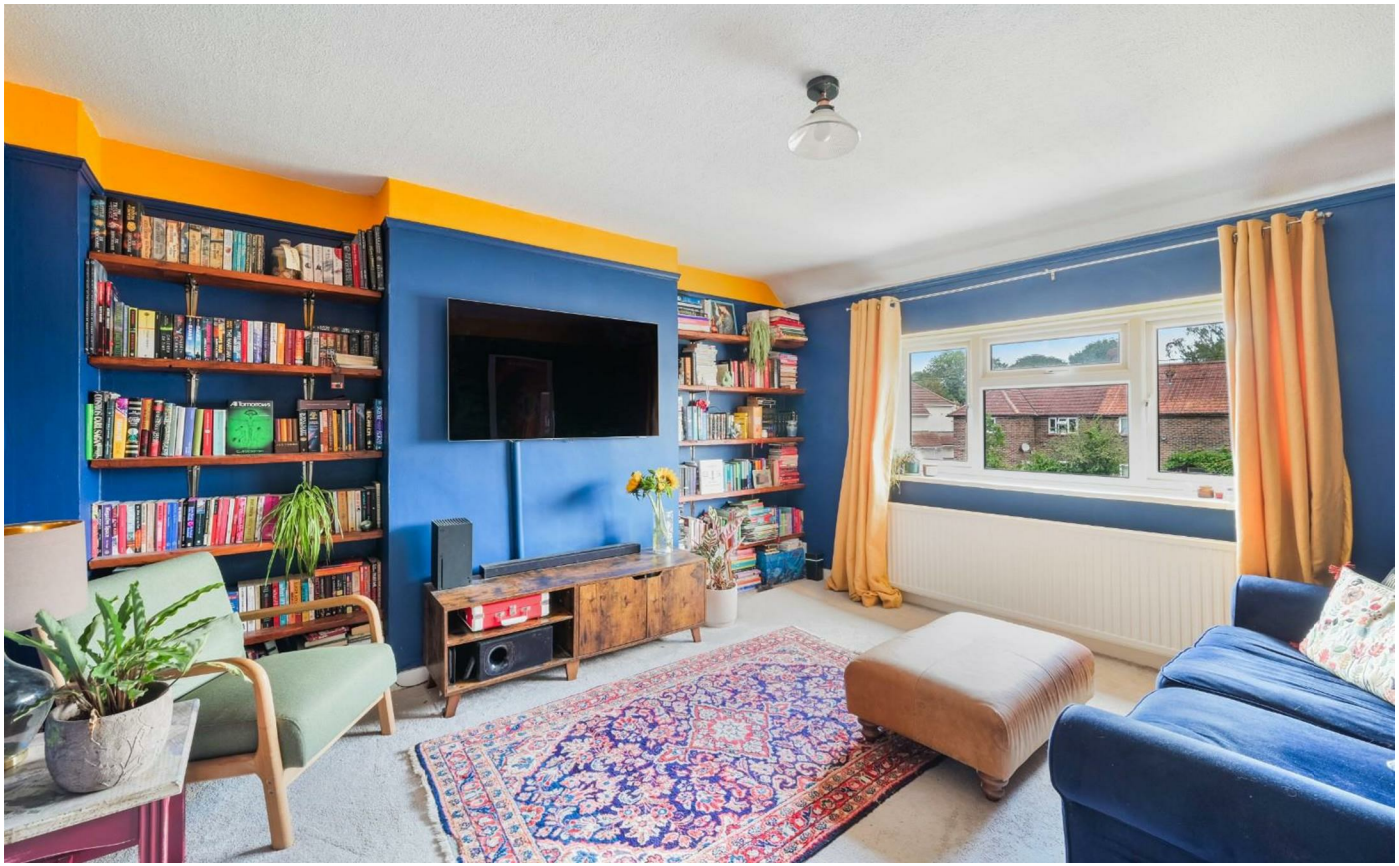
Parkhurst, Epsom

The PERSONAL Agent

Offers Over £350,000

Leasehold

- First floor maisonette
- Private 52ft x 42ft rear garden
- Driveway & parking for two cars
- Walk to town & station
- Excellent school catchment
- Close to park
- Two double bedrooms
- Spacious living/dining room
- Generous modern kitchen
- Well presented throughout



The Personal Agent are pleased to present this spacious and bright first floor maisonette, featuring a private 52ft x 42ft garden and driveway parking for two cars. Rarely available, this property offers an excellent combination of space, garden and parking, making early viewing highly recommended.

Presented in very good order throughout, the property provides a genuine turnkey opportunity, allowing the new owner to move straight in without the need for updating. Ideal for downsizers, first-time buyers or investors, the versatile accommodation is complemented by a fantastic location close to Long Grove Park and a short distance from Horton Country Park.

The well-balanced accommodation comprises a private front door and entrance hall, spacious living/dining room, generous kitchen with space for a table and chairs, two genuine double bedrooms and a modern bathroom.

Further benefits include full double glazing, gas central heating and a large loft space providing excellent additional storage.

The property is ideally located close to Southfield Park Primary School, Long Grove Park and Epsom town centre. Epsom mainline station is approximately a 15-minute walk away, offering regular services to Waterloo, Victoria and London Bridge, with journey times to London of around 35 minutes.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets, a vibrant town centre, the Ashley Centre, traditional markets and a wide choice of cafés and restaurants.

For leisure, residents enjoy Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, providing plenty of opportunities for walks, cycling and outdoor pursuits.

The town is well served by a range of schools, including highly regarded state and independent options, while Epsom College, UCA and Laines Theatre Arts add to the area's educational and creative appeal.

Excellent transport links include frequent direct trains to London Victoria and Waterloo, with journey times of around 35–45 minutes, plus easy road access to the M25 and A3. Heathrow and Gatwick airports are also approximately 35 minutes away by car.

Tenure- Leasehold
Length of lease (years remaining) - 87
Annual ground rent amount (£) - 10.00
Annual service charge amount (£) - 1,125.28
Council tax band - C

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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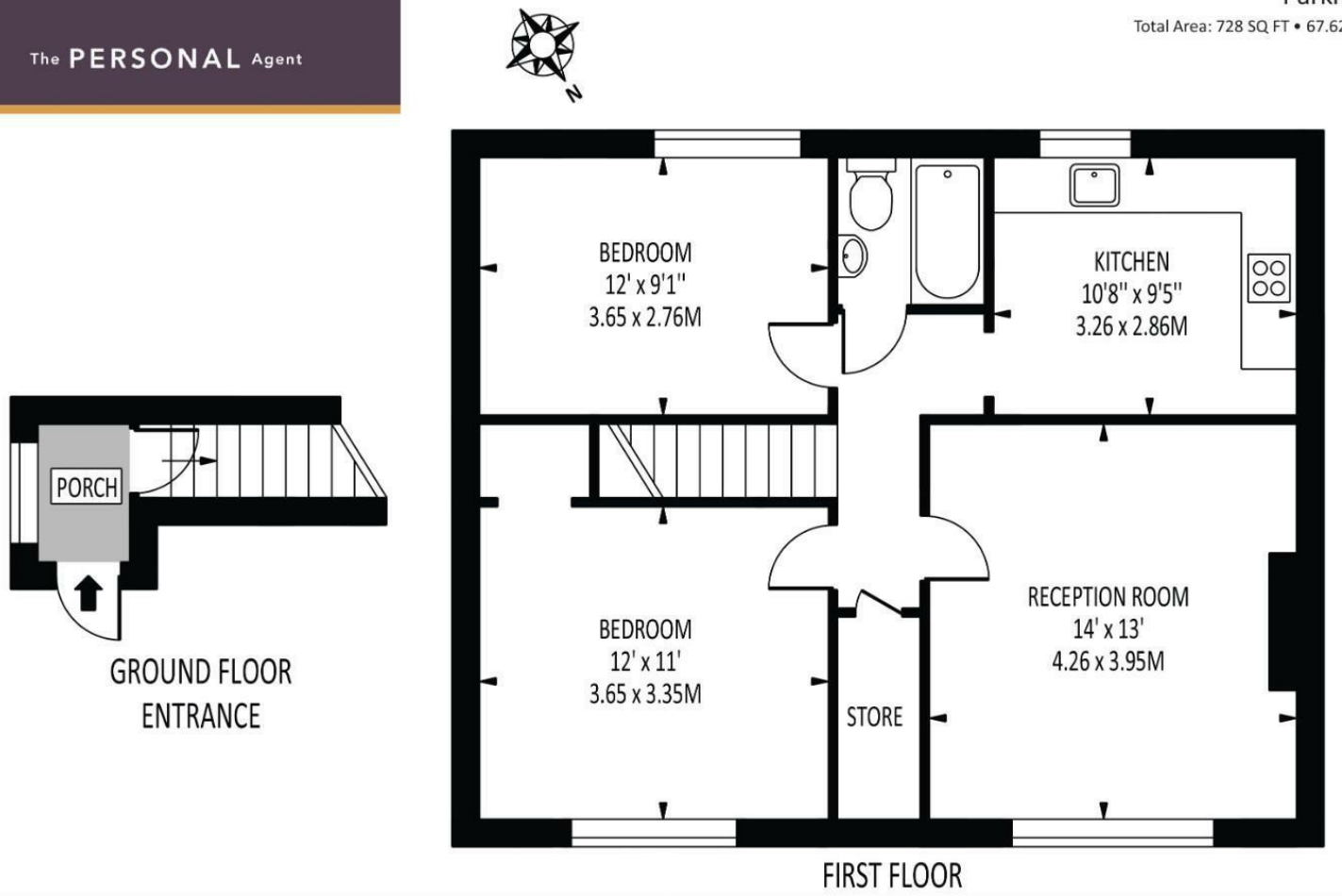


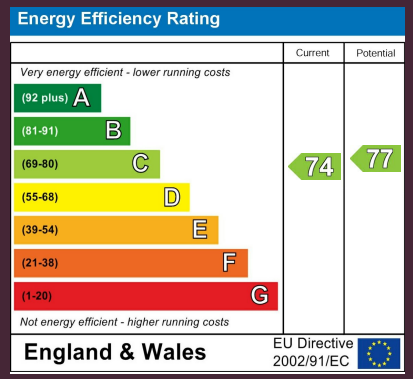


The PERSONAL Agent

Parkhurst

Total Area: 728 SQ FT • 67.62 SQ M





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 inpspection, 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.

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The PERSONAL Agent

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Registered in England No. 4398817.

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