Lintons Lane, Epsom

The PERSONAL Agent

Guide Price £590,000

Leasehold

- Modern semi-detached home
- Three bedrooms
- Thoughtfully reconfigured ground floor for open-plan living
- Immaculate lounge/dining/kitchen space
- Family bathroom & downstairs W.C
- Ensuite to master bedroom
- Two allocated parking spaces to side
- Generously sized south-west facing garden
- Significant scope to extend STPP
- Short walk to High Street, station and outstanding schools

Enjoying an excellent position at the entrance to this peaceful residential cul de sac of modern family homes, this attractive semi-detached property is offered to the market in outstanding condition.

A main feature is the wonderful professionally landscaped side and rear garden which is a great size with scope to extend significantly STPP. There is also a side gate with easy access and the property benefits further from two allocated parking bays to the side.

As soon as you step into this fine home the amazing feel is immediately evident, with stylish and contemporary design touches throughout and a downstairs space that has been reconfigured by the current owners to create a wonderful living space. The layout is ideal for entertaining and social occasions but most importantly its perfect for day to day family life.

Built by the award winning developer Persimmon Homes, the property enjoys arguably one of the best positions within the development enjoying a side and rear garden with wonderful landscaping throughout.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home and comprises a large reception/dining/kitchen space with doors to the garden, a downstairs W.C, three well proportioned bedrooms on the first floor with an ensuite to the master and a further family bathroom.

Further noteworthy points to mention include solar panels, large boarded and accessible loft space, plantation shutters, professionally fitted wardrobes and drawers in the master & guest bedrooms and an impressive terrace in the garden.

Located within 1/4 of a mile of Epsom station & High Street that offers 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 airports.

Tenure - Leasehold
Length of lease (years remaining) - 900+
Annual ground rent amount (£) - £200.00
Annual service charge amount (£) - £253.00
Council tax band - E
Advised by vendor that the Freehold is available for purchase at £2,000 + costs.

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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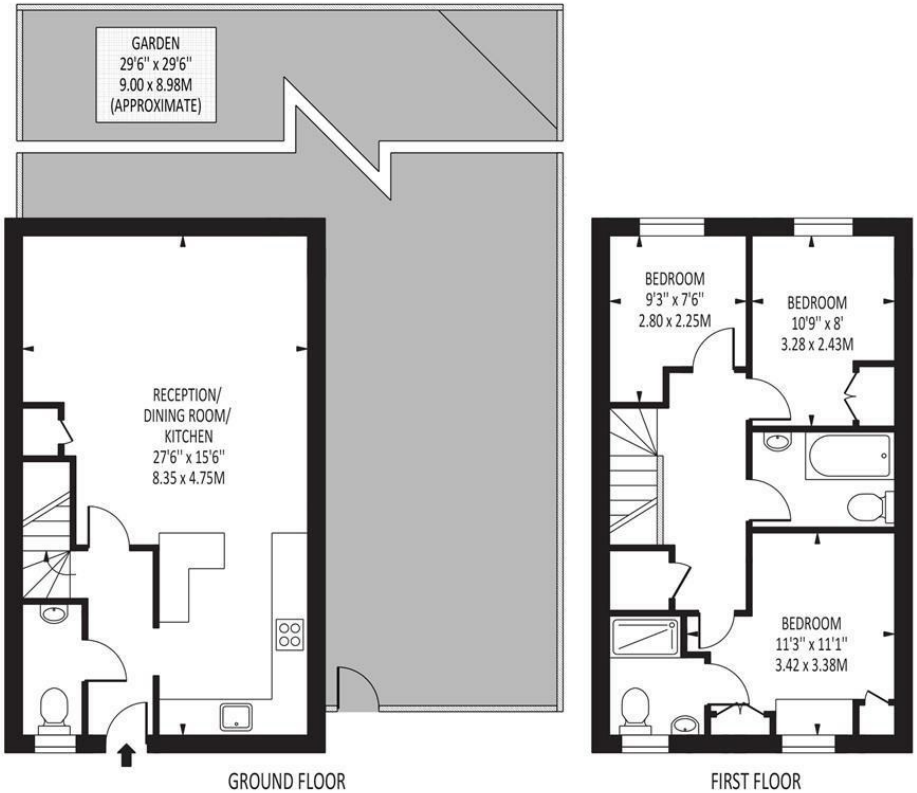
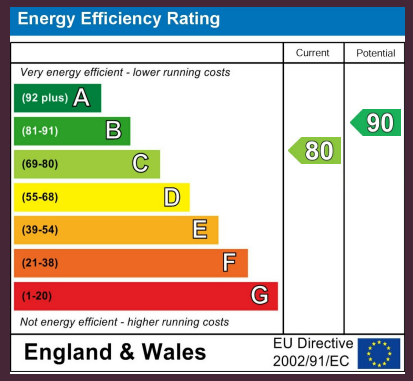
Total Area: 868 SQ FT • 80.64 SQ M





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