



Long Grove Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- First floor maisonette
- Private rear garden
- Off street parking
- Garage
- Two double bedrooms
- Spacious living/dining room
- Modern kitchen with breakfast bar
- Excellent school catchment
- Walk to town & station
- Close to park

The Personal Agent are pleased to present this spacious and bright first floor maisonette that benefits from a private larger than average rear garden and a driveway with parking to the front of the detached garage.

Such is the rarity of a first floor property like this becoming available we are recommending immediate inspection to fully appreciate the position, garden and parking that sets it apart from the competition.

The property is presented in very good order throughout and provides the successful purchaser with the perfect opportunity to customise and decorate exactly how they wish, thus creating their dream home.

Whether you are wanting to downsize but not downgrade, or you are a first time buyer or an investor, this property offers something for everyone with its truly versatile accommodation and fantastic position close to Long Grove Park and a short distance away from Horton Country Park.



The well balanced accommodation comprises of an entrance hall, spacious living/dining room, generous kitchen with handy breakfast bar, two genuine double bedrooms and a contemporary bathroom.

Further noteworthy points to mention include full double glazing, gas central heating, a rear garden the size of which you do not normally associate with maisonettes, separate garage and off street parking which is an excellent additional feature to the property and there is ample on street parking.

The property is situated within close proximity to Southfield Park primary school, Long Grove Park and Epsom town centre and mainline station (approximately a 15 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 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, including films and concerts. The Rainbow Leisure Centre, Virgin Active & 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 international airports.

Tenure - Leasehold

Length of lease (years remaining) - 83 years (under application for extension)

Annual ground rent amount (£) - Included in Service Charge

Annual service charge amount (£) - 950.00

Council tax band - B

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: 843 SQ FT • 78.30 SQ M
(Including Garage)
Garage Area : 134 SQ FT • 12.44 SQ M



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	76	77
(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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Epsom, Surrey, KT18 7RG
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STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

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The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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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.

