

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 (\mathfrak{L}) - Included in Service Charge Annual service charge amount (\mathfrak{L}) - 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.





















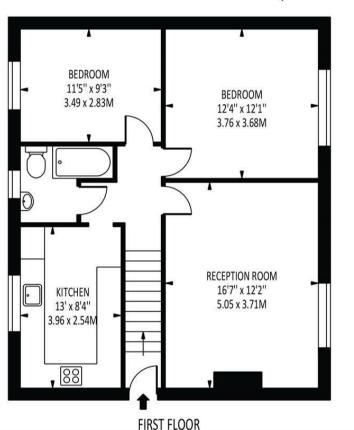
The PERSONAL Agent



Long Grove Road

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

Garage Area: 134 SQ FT • 12.44 SQ M



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(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

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 inspsection, 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.

EPSOM OFFICE 2 West Street Epsom, Surrey, KT18 7RG 01372 745 850 STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411

GARAGE

16'10" x 8'

5.12 x 2.43M

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 157 High Street Epsom, Surrey KT19 8EW 01372 726 666

The
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