



Farriers Close, Epsom

The **PERSONAL** Agent



# Guide Price £450,000

## Freehold

- No Chain
- Renovation project
- Terraced townhouse
- Three generous bedrooms
- French doors opening onto private garden
- Bright first-floor lounge
- Family bathroom & separate WC
- Covered parking plus additional off-road parking space
- Short walk to town & station
- Close to excellent schools

Offered with no ongoing chain and enjoying a highly convenient and quiet, tucked-away location, this family home warrants immediate viewing to fully appreciate its bright and spacious rooms.

Whilst it is undeniable that the property requires full decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

Features include a private rear garden, double glazing, gas central heating and a carport along with additional allocated off-road parking.

The ground floor accommodation flows effortlessly with an entrance hall and downstairs WC, a spacious kitchen/dining room with French doors leading to the rear garden.



On the first floor is a good-sized and bright living room and a generous double bedroom with bay window overlooking the garden. The second floor contains another two well proportioned bedrooms that are served by a family bathroom complete with bath and shower units.

Outside to the front, there is a useful carport and an adjacent off-road parking space.

Farriers Close is conveniently located within a short walk of local amenities and is just 0.65 miles away from Epsom town centre and railway station, while Ewell West (Zone 6) station is just 0.75 miles away. Both stations offer direct trains to London Bridge, Victoria and Waterloo. The property is also situated close to several schools including the Ofsted-rated Outstanding Wallace Fields.

The Farriers development is a popular spot and within the close surrounding area are several beautiful parks with playgrounds, the Rainbow Leisure Centre and Gym, Sainsbury's, and

excellent road links to the A24, A3 and A217 as well as regular bus links.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall - and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym, and other sports facilities. 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.

Overall, it would be hard to find a better positioned property for commuting, schooling and daily life.

Tenure - Freehold  
Council Tax Band - E



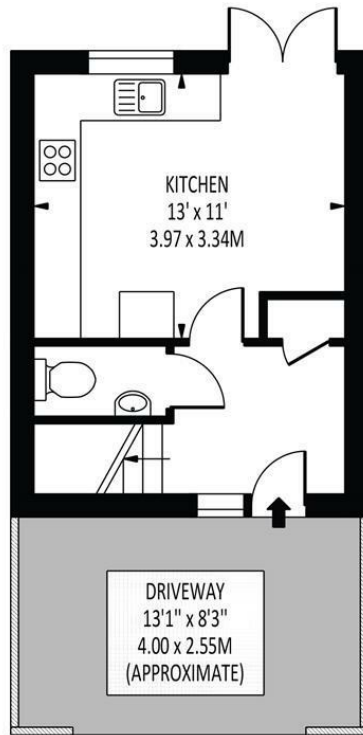




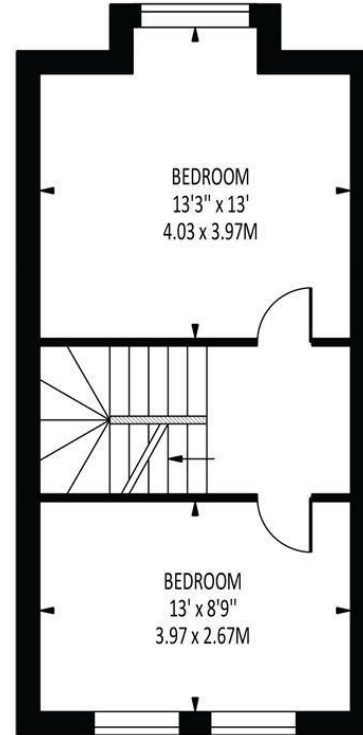
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## Farriers Close

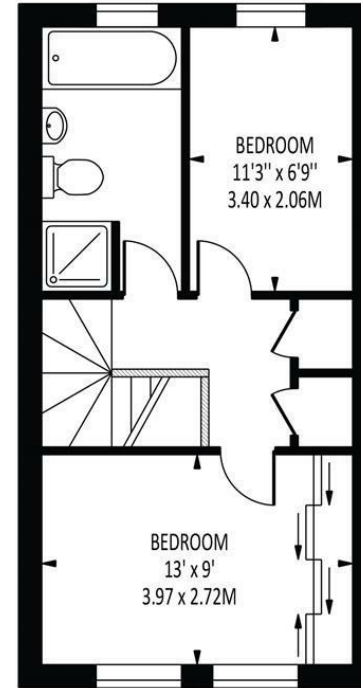
Total Area: 948 SQ FT • 88.16 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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) <b>A</b>	<b>73</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.



