



Carters Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £250,000 Freehold

- Tucked away in a private road
- Sought after location
- 562 sq ft one bedroom maisonette
- Options to convert to a two bed (STPP)
- Off road parking
- Rear courtyard
- Further private 35ft garden
- Equidistant to Town & Downs

Set within a quiet and popular private cul-de sac just a short walk from open fields, this deceptively spacious one bedroom maisonette is offered for sale with no chain and benefits from 562 Sq. Ft of flexible and bright space.

As soon as you step through the private front door the wonderful atmosphere of the property is immediately evident with a genuine homely feel along with an amazing sense of privacy from the neighbouring homes, not to mention the convenience of the local store that is just at the end of the road.

Whilst it is undeniable that the property requires some 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.

This unique maisonette warrants a closer look to fully appreciate all its position and the balanced and flexible accommodation it enjoys, not to mention the private garden, separate courtyard and driveway with parking.

Carters Road is a quiet private cul-de sac that is equidistant of Epsom town centre and the green spaces of Epsom Downs with access to open fields by the footpath just over the road making it the perfect balance between town



and country living.

Accessed via its own private front door accommodation briefly comprises a spacious living room, kitchen, double bedroom and a large shower room. Additionally there are opportunities to reconfigure the entrance porch and link it directly to the living space/kitchen to create an altogether more contemporary and open space.

To the rear is a private courtyard and directly to the front is a driveway with parking and a further private 35ft garden.

The property is situated within close proximity to the open spaces of Epsom Downs which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 25 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 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.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Leasehold/Share of Freehold
Length of lease (years remaining) - 121
Annual ground rent amount (£) - £0
Annual service charge amount (£) - £324.00
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.

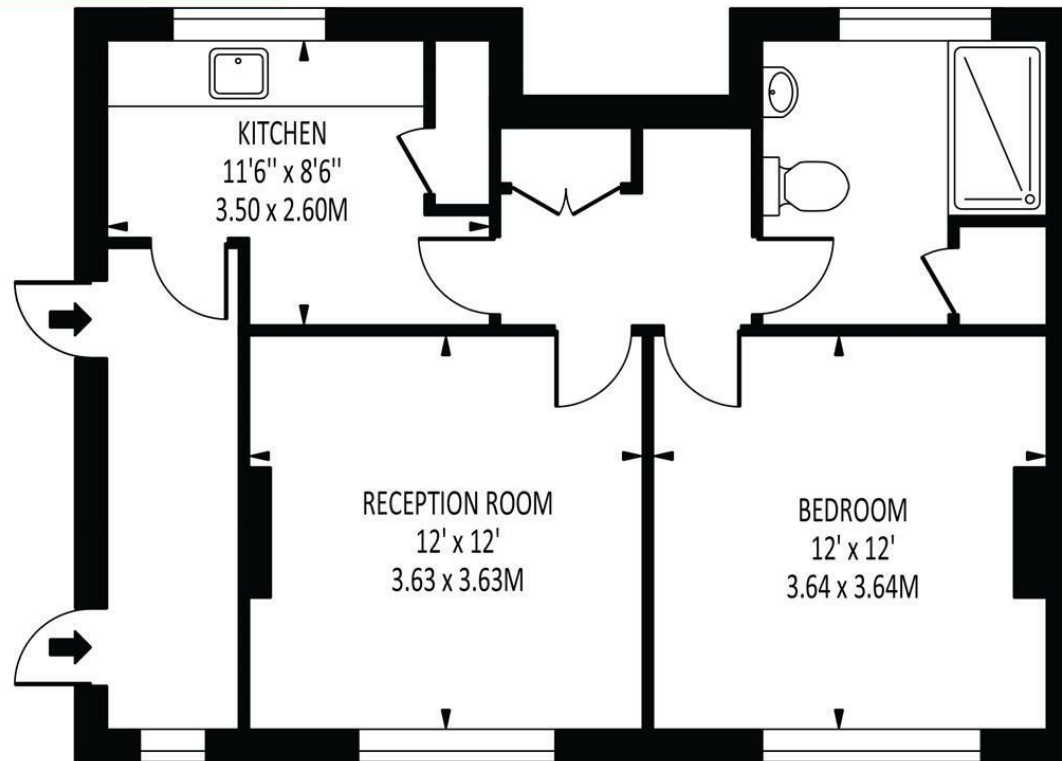




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Carters Road
Total Area: 562 SQ FT • 52.18 SQ M



GROUND 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	73
England & Wales		
EU Directive 2002/91/EC		

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020 8393 9411

BANSTEAD OFFICE
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Station Approach Road
Tadworth, Surrey, KT20 5AG
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