



College Road, Epsom

The **PERSONAL** Agent



# Guide Price £400,000

## Leasehold

- Offered with no ongoing chain
- Heart of the sought after College Area
- Well presented ground floor maisonette
- Two genuine double bedrooms
- Generous living/dining room
- Private South facing rear garden
- Driveway with parking & garage in block
- Modern fitted kitchen with door to garden
- Modern white bathroom suite
- Walk to town, station, schools & shops

Set within the heart of the highly sought after College area of Epsom, this wonderfully positioned ground floor maisonette is perfect for those wanting to downsize but not downgrade, or a professional couple looking for practical living with easy access to the daily commute.

The maisonette offers genuine convenience that is seamlessly blended with everything you would require from top quality ground floor home. The property benefits from a private and secluded rear garden that has been professionally landscaped, but if you require more outside space why not take a stroll around one of the many picturesque parks that Epsom has to offer.

Offered to the market with no chain and in very good condition having been well maintained over the years, the property enjoys an excellent amount of natural light throughout as well as generously proportioned accommodation. The property has a driveway with parking to the front as well as a garage in nearby block. The property also benefits from generous 121 year lease with zero service charge.



Accessed via it's own front door, which is another really nice touch to these homes, once inside the great feel of the property is immediately evident, as is the huge amount of natural light that fills the rooms due to the position of the property.

The generous living/dining room is a real 'wow' factor and a great reception space that overlooks and leads straight into the garden, whilst the modern fitted kitchen is well laid out and also enjoys a double aspect with pleasant views to the rear. The master bedroom is impressive, as is the guest bedroom and both are very well proportioned, genuine double rooms. The property is completed by a modern white bathroom suite.

Outside continues to impress, with a private and secluded rear garden that has been landscaped, driveway with off street parking and the end garage within the nearby block.

College Road is a hugely popular and much requested residential address that is set within a leafy conservation area, close to the heart of Epsom Town Centre and just a short walk from the High Street. The mainline station is 0.7 miles away (16

minute walk) and offers regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Offering a peaceful environment close to the Town Centre this is a superb location. Epsom Town Centre offers a wide range of shops, restaurants and amenities as well as superb rail links into London. The area boasts fantastic recreational facilities including a selection of health and leisure centres, popular parks and excellent schools.

Tenure - Leasehold  
Length of lease (years remaining) - 121  
Annual ground rent amount (£) - 80.00  
Annual service charge amount (£) - N/A  
Annual buildings insurance (£) - 410.38  
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.





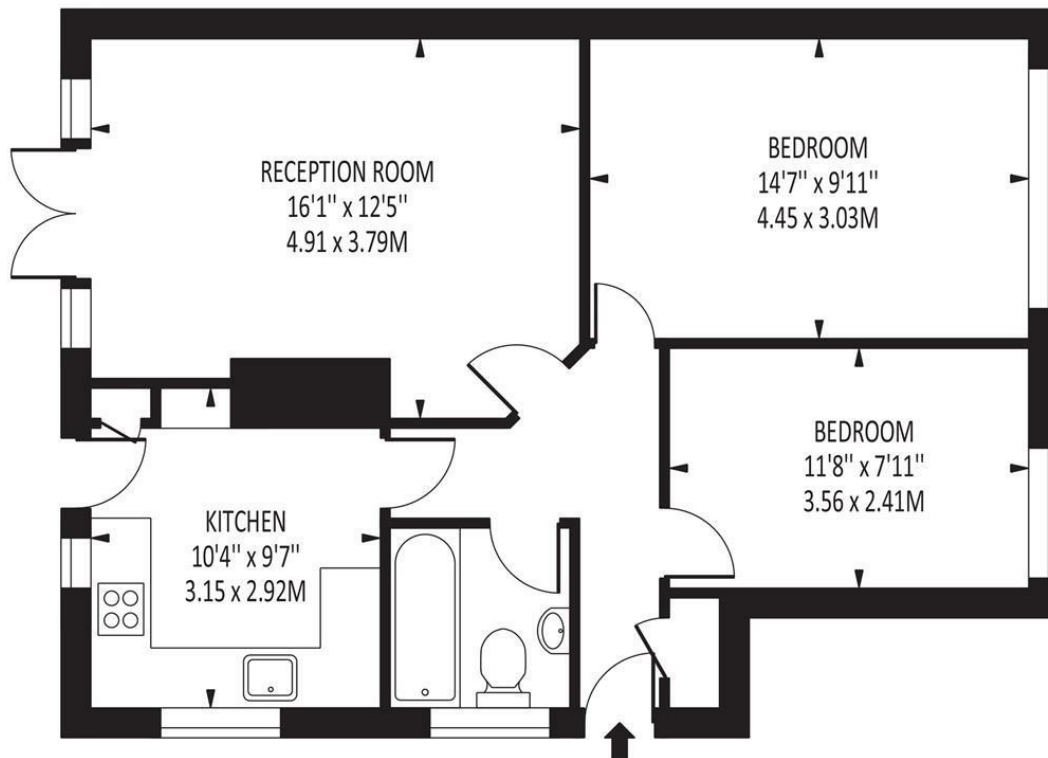




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## Rowland Lodge

Total Area: 638 SQ FT • 59.26 SQ M



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(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

### 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

### 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  
**PERSONAL**  
Agent

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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.



