



Epsom Road, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- First floor maisonette
- Two double bedrooms
- Larger than average private rear garden
- Lounge/diner
- Separate Fitted Kitchen with integrated appliance
- Private Front Door & Entrance
- Off Street Parking
- Walk to Ewell Village & Epsom
- Close To Excellent Schools
- No Service Charge

Situated in a practical location almost equidistant of Epsom Town Centre and Ewell Village, both of which are within walking distance, this spacious first floor maisonette is offered to the market with a large private garden and off street parking.

Ideal for first-time buyers or buy to let investors, this property benefits from low monthly outgoings and well balanced accommodation. The property layout comprises a private entrance and front door, two genuine double bedrooms, lounge/dining room and fitted kitchen and bathroom with white suite.

Further noteworthy points to mention include double glazing, gas central heating and sole use of a large loft space.

Set on the first floor of this well positioned block this fantastic maisonette is sure to appeal to a wide range of buyers. A short walk from the amenities, pubs and restaurants of picturesque Ewell Village, and also walking distance of Epsom Town Centre with its excellent rail links and more comprehensive shopping facilities. The property is within close proximity of excellent local schooling (for example Glyn, Rosebery, Ewell Grove and Ewell Castle)

Being on the first floor offers a great degree of security and elevated views



over the gardens to the rear. It also means that the new owners will be able to enjoy the huge amount of storage space available in the loft. But the jewel in the crown is the well proportioned, private garden to the rear which has been lovingly redesigned and landscaped to make a fantastic space. From a practical perspective there is also a shed and cabin as well as off street parking.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and

Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Leasehold
Length of lease (years remaining) - 84
Annual ground rent amount (£) - 100.00
Annual service charge amount (£) - N/A
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.

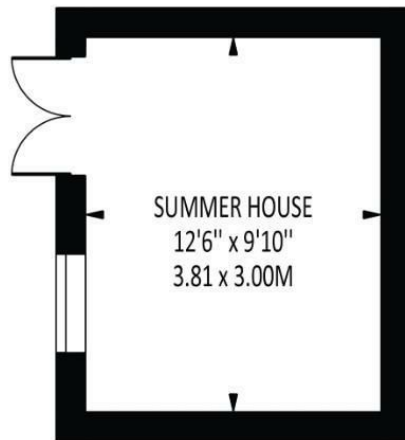




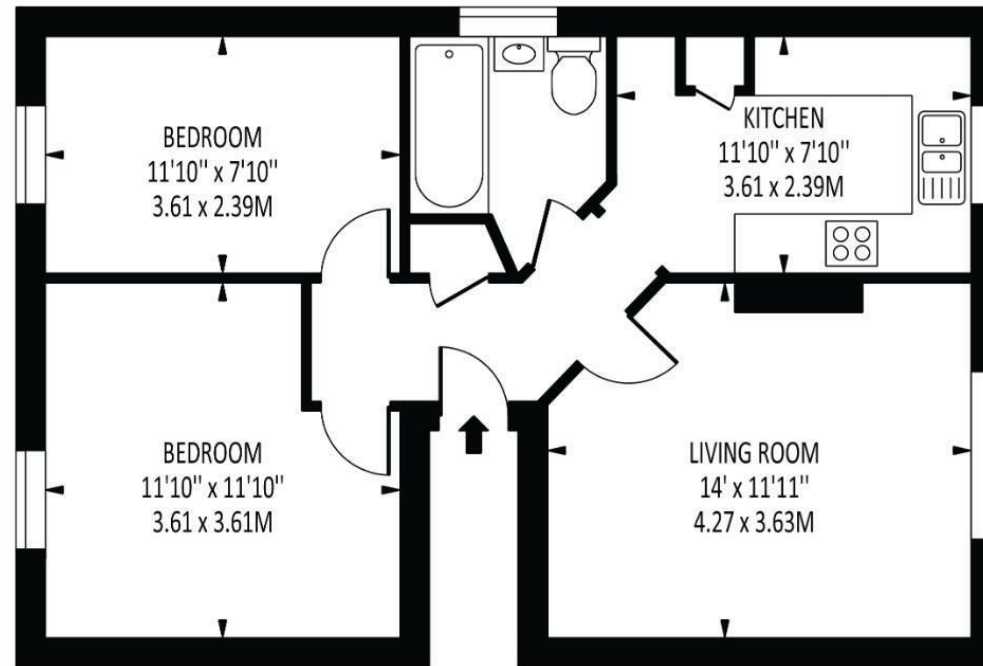


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Total Area: 701 SQ FT • 65.17 SQ M
(Including Summer House)
Summer House Area : 123 SQ FT • 11.43 SQ M



GROUND FLOOR



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
England & Wales		
EU Directive 2002/91/EC		

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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 & KINGSWOOD OFFICE

Station Approach Road
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01372 814 900

LETTINGS & MANAGEMENT

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The
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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.

