



P Mon - Fri
9 am - 6 pm
Permit holders
only

Lintons Lane, Epsom

The PERSONAL Agent

Guide Price £590,000

Leasehold

- Modern semi-detached home
- Three bedrooms
- Thoughtfully reconfigured ground floor for open-plan living
- Immaculate lounge/dining/kitchen space
- Family bathroom & downstairs W.C
- Ensuite to master bedroom
- Two allocated parking spaces to side
- Generously sized south-west facing garden
- Significant scope to extend STPP
- Short walk to High Street, station and outstanding schools

Enjoying an excellent position at the entrance to this peaceful residential cul de sac of modern family homes, this attractive semi-detached property is offered to the market in outstanding condition.

A main feature is the wonderful professionally landscaped side and rear garden which is a great size with scope to extend significantly STPP. There is also a side gate with easy access and the property benefits further from two allocated parking bays to the side.

As soon as you step into this fine home the amazing feel is immediately evident, with stylish and contemporary design touches throughout and a downstairs space that has been reconfigured by the current owners to create a wonderful living space. The layout is ideal for entertaining and social occasions but most importantly its perfect for day to day family life.

Built by the award winning developer Persimmon Homes, the property enjoys arguably one of the best positions within the development enjoying a side and rear garden with wonderful



landscaping throughout.

The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home and comprises a large reception/dining/kitchen space with doors to the garden, a downstairs W.C, three well proportioned bedrooms on the first floor with an ensuite to the master and a further family bathroom.

Further noteworthy points to mention include solar panels, large boarded and accessible loft space, plantation shutters, professionally fitted wardrobes and drawers in the master & guest bedrooms and an impressive terrace in the garden.

Located within 1/4 of a mile of Epsom station & High Street that offers 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 & 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 airports.

Tenure - Leasehold

Length of lease (years remaining) - 900+

Annual ground rent amount (£) - £200.00

Annual service charge amount (£) - £253.00

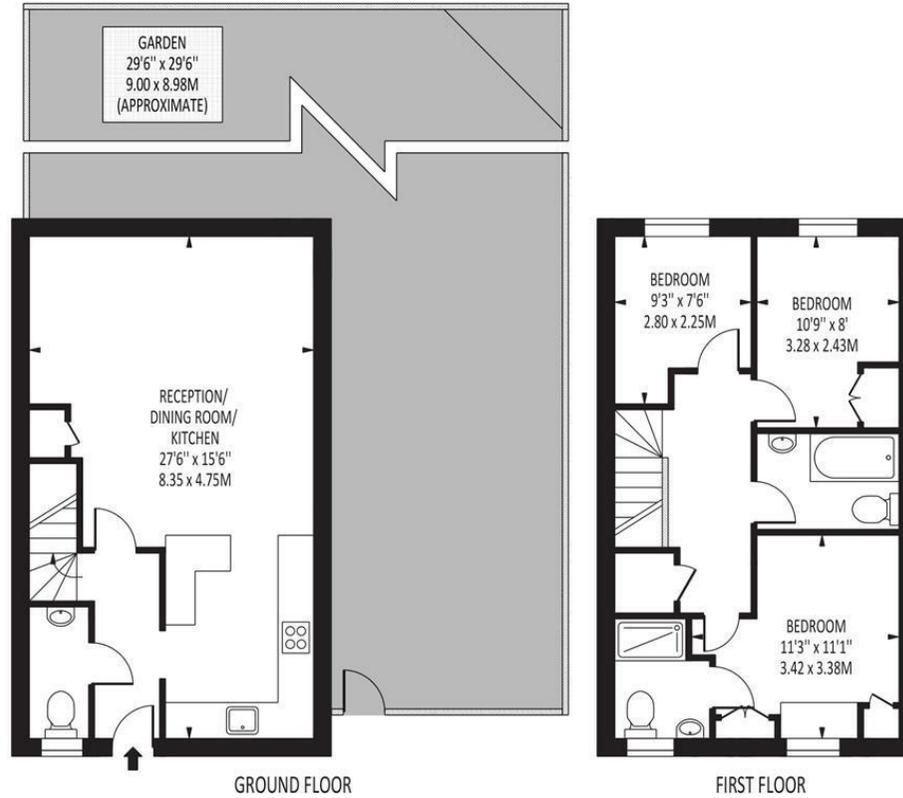
Council tax band - E

Advised by vendor that the Freehold is available for purchase at £2,000 + costs.

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.







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		90
(81-91) B		80
(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

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The **PERSONAL** Agent

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.

