



Priam Lodge, Epsom

The **PERSONAL** Agent

Guide Price £285,000

Leasehold

- No ongoing chain
- Two generous bedrooms
- Ground floor maisonette
- Character conversion
- Stunning lounge/diner
- Sun room/lobby
- Modern kitchen
- Modern wet room
- Two allocated parking bays
- Communal garden



This charming yet practical two bedroom ground floor maisonette that forms part of a converted Victorian Farmhouse and offers well-proportioned and beautifully presented accommodation.

The charm and practicality of the property are mirrored by its idyllic setting; turn out of the door in one direction and you will be greeted by the open space of Epsom Downs with its many bridle paths and footpaths, yet turn the other way and you are just moments from Epsom Town Centre with its excellent shopping and leisure facilities.

Looking for outside space and off street parking? You wont be disappointed here either with well-maintained and very secluded communal gardens, allocated parking, and not forgetting the beautiful rural setting with Epsom Downs Golf Club, The Racecourse and hundreds of acres of open space just

moments away.

Sole agent. Call for further details.

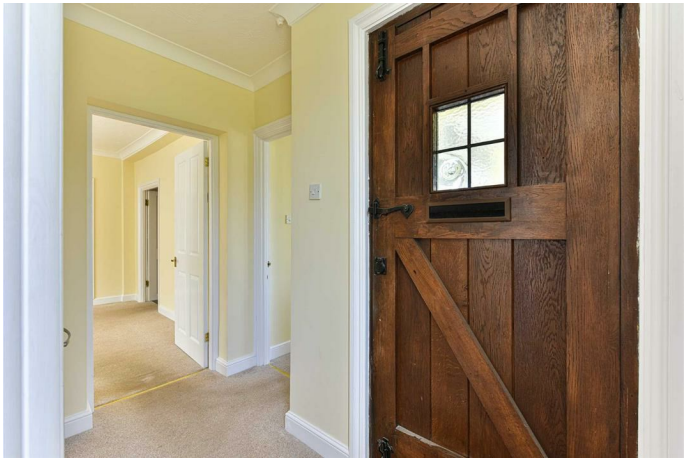
The reception space is another fantastic feature with a superbly appointed kitchen which links to a dining area and living area, making this a social space to enjoy whilst cooking and entertaining. The large bay window and fireplace adds to the character of this room and amplifies the feeling of space and light throughout.

There are two generous bedrooms, one currently links to a sun room which is used as a further reception space, and a larger than average updated wet room making this a flexible property for young professionals, people downsizing and those with families.

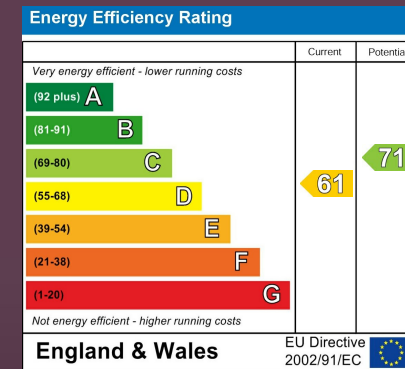
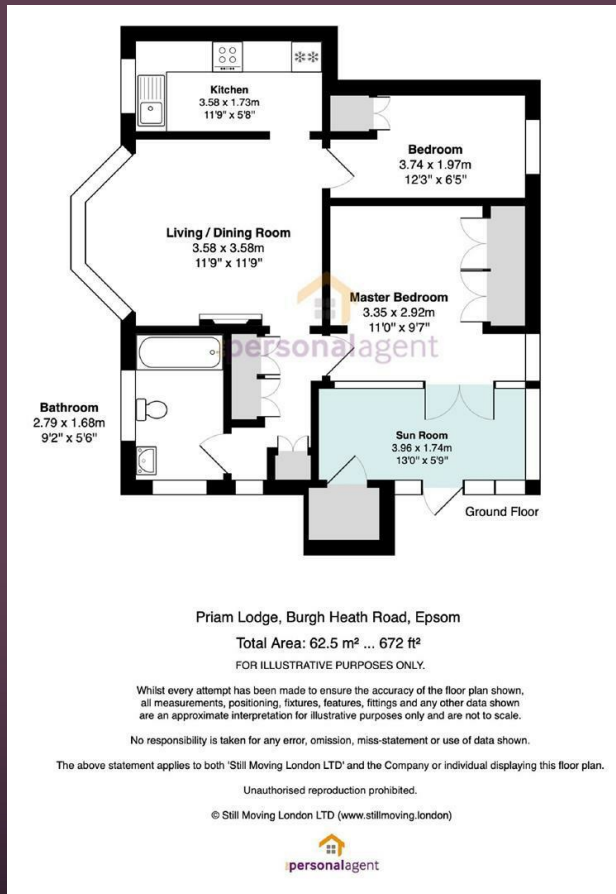
Tenure: Share of Freehold / Leasehold

Nearby 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, 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 international airports.







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 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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