



Hawthorne Place, Epsom

The PERSONAL Agent

Offers In Excess Of £430,000 Freehold

- Modern, well presented terraced home
- Two nicely proportioned double bedrooms
- Spacious & bright lounge/dining room
- Modern kitchen with door to rear garden
- Landscaped Southerly rear garden
- Driveway with parking & garage in block
- Ample built in storage & useful loft space
- Short walk to Town, Station & Shops
- Superb central location enjoying practicality
- Viewing strongly advised by sole agent

A fantastic opportunity to acquire this two double bedroom terraced house situated in a sought after location, just a short walking distance of Epsom town centre and its railway station.

Offering a driveway with off street parking, garage in nearby block, private rear landscaped garden and extremely well presented accommodation throughout, this delightful terraced home is sure to appeal to a wide range of buyers.

So whether you are a first time buyer, investor or making a downsize move whilst not compromising on location or space, this house really can tick every box.

The property further benefits from lots of modern and stylish touches and warrants immediate inspection to fully appreciate its position and well balanced accommodation.



The Personal Agent are delighted to present to the market this modern terraced home that is beautifully presented throughout. Set in a superb residential location, close to the shops, rail links and amenities of Epsom Town Centre, all ensuring that this is an incredibly practical home.

The well presented accommodation is arranged over two floors and includes an entrance porch, spacious lounge/diner with stylish herringbone flooring, modern fitted kitchen that links to the rear landscaped garden which enjoys a Southerly facing aspect, two double bedrooms, a modern family bathroom and a useful loft space.

There is off street parking on the driveway to the front and a garage in block within a short walk of the property too.

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.

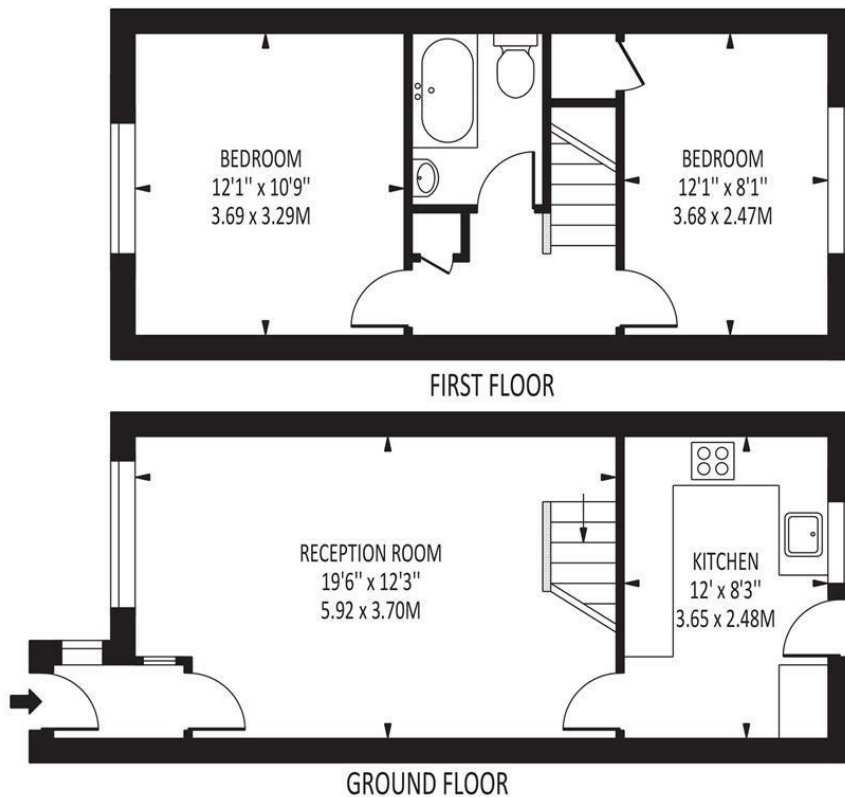
Tenure- Freehold
Council Tax - D






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Hawthorne Place
Total Area: 687 SQ FT • 63.80 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) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
England & Wales		EU Directive 2002/91/EC 

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