



Grove Avenue, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- Heart of the College Area
- Private Cul-de-sac
- Split level maisonette
- Approaching 870 Sq Ft
- Two large double bedrooms
- Stunning reception room with window seat
- Open plan refitted kitchen/diner
- Refurbished modern bathroom
- Garage in block & residents parking
- Walk to Town, Station & Shops



Located in a private cul de sac within the highly sought after College Area of Epsom, this rarely available, split level maisonette benefits from spacious and bright living accommodation laid out over the first and second floors, with its own front door and garage in a block, really defining why this property stands out from the crowd.

Feeling more like a house than a duplex maisonette, the other noteworthy point to mention is that the property benefits from having a lease in excess of 940 years, and no formal service charge either.

The property is just a short walk from the town centre and the mainline railway station which is approximately 0.5 miles away. The property offers huge flexibility and due to its position and deceptively spacious accommodation, it would suit a diverse selection of buyers. So whether you are a first time buyer,

investor, making a downsize move or considering school catchment you should view this property.

The property benefits from accommodation comprising a private entrance, own front door leading into the hallway and stairs up to a stunning open plan reception space, that is absolutely ideal for entertaining and provides the ultimate first impression. The first floor is bathed in natural light from double aspects and comprises of three defined areas, a spacious living room with window seat overlooking communal grounds, separate dining area and open plan refitted kitchen. Further stairs lead to the top floor with two generous double bedrooms, both with fitted wardrobes and a completely refurbished bathroom suite.

Further noteworthy points to mention include full double glazing, gas central heating, useful loft space that is great for extra storage and a garage in block with a new roof having been recently replaced.

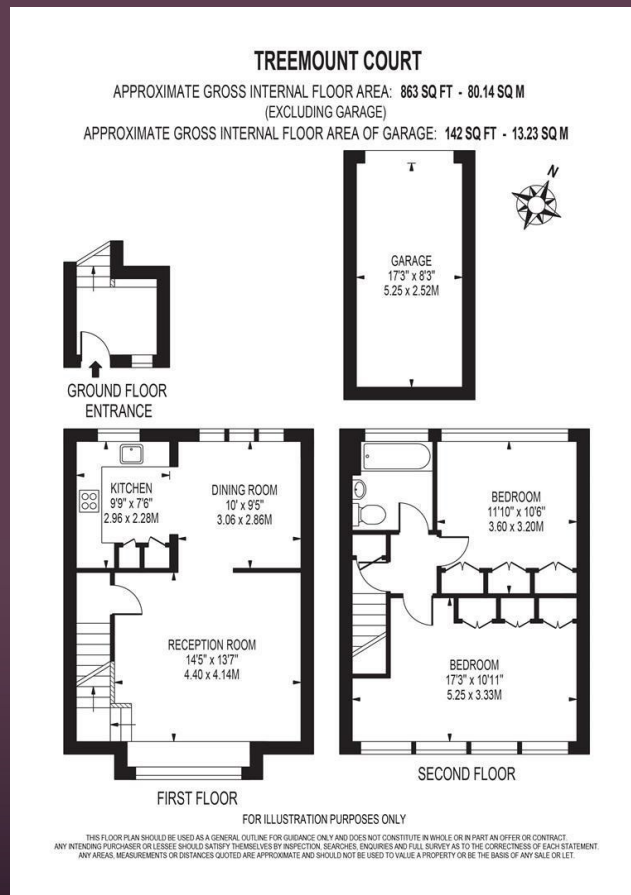
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety 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.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest.







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		
England & Wales	EU Directive 2002/91/EC	

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