



Hawthorne Place, Epsom

The **PERSONAL** Agent

Guide Price £425,000

Freehold

- Modern terraced home
- Two double bedrooms
- Upstairs bathroom
- Spacious lounge/dining room
- Modern kitchen with door to rear garden
- Low maintenance rear garden
- Driveway with parking & garage
- Superb central location
- Close to Town & Station
- Ample built in storage & loft space

Set in a central yet peaceful position within easy walking distance of Epsom Station and High Street, this superb two bedroom home is offered to the market in good decorative order.

The property not only benefits from a driveway with parking to the front, but also enjoys a garage in block that is located within close proximity of the house.

The rear garden is another huge selling point and provides the perfect low maintenance space that enjoys a good degree of privacy and has a gate to the rear.

The Personal Agent are delighted to present to the market this modern terraced home. Set in a superb



residential location, close to the shops, rail links and amenities of Epsom Town Centre.

The well presented accommodation is arranged over two floors and includes an entrance porch, spacious lounge/diner, modern fitted kitchen that links to the rear garden, two double bedrooms with built in storage, 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



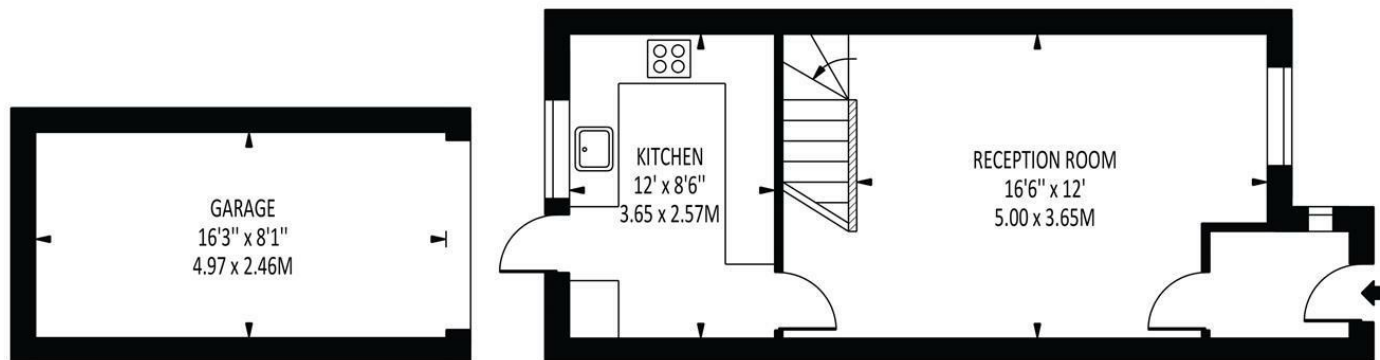
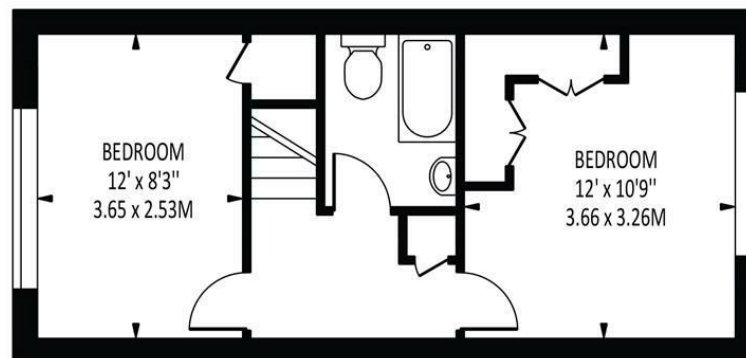


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Hawthorne Place

Total Area: 823 SQ FT • 76.43 SQ M
(Including Garage)
Garage Area : 132 SQ FT • 12.23 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 | | |
| 70 | | |
| England & Wales | | EU Directive 2002/91/EC |

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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.

