



West Hill, Epsom

The **PERSONAL** Agent

Guide Price £350,000

- Ground floor maisonette
- Periphery of Stamford Green
- Walk to Town & Station
- Secluded & private position
- Two double bedrooms
- Spacious lounge
- Modern kitchen & bathroom
- Private garden area
- Allocated parking & garage
- 935 years remaining on lease



A superb two double bedroom, ground floor maisonette with parking, a garage and allocated front garden area. Offered to the market in fantastic condition having been updated by the current owners.

The property is situated on the periphery of the Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common, with its bridle and cycle paths linking Horton Country Park and Ashted Common. Approximately 100 meters from the property is the picturesque green and duck pond, with Epsom town centre and railway station just a ten minute walk away it is hard to imagine a better located maisonette.

This well proportioned and beautifully presented

ground floor maisonette has been comprehensively updated by the current owners in recent years. The accommodation briefly comprises a new composite front door leading into the entrance hall with parquet flooring and built in storage, a well proportioned reception room with matching parquet flooring, well finished modern kitchen with built in units, integrated appliances and a secluded outlook to the front. There are two comfortable double bedrooms and a modern fitted, part tiled bathroom with a modern white suite. Further features include allocated parking and garage, private garden area to the front of the property, recently replaced boiler and a lease in excess of 930 years.

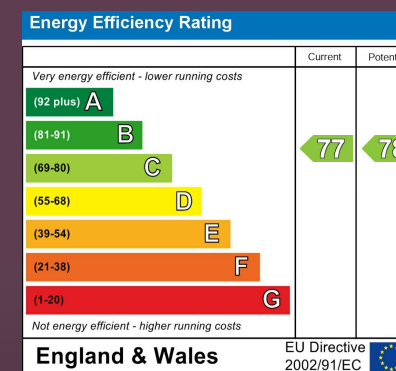
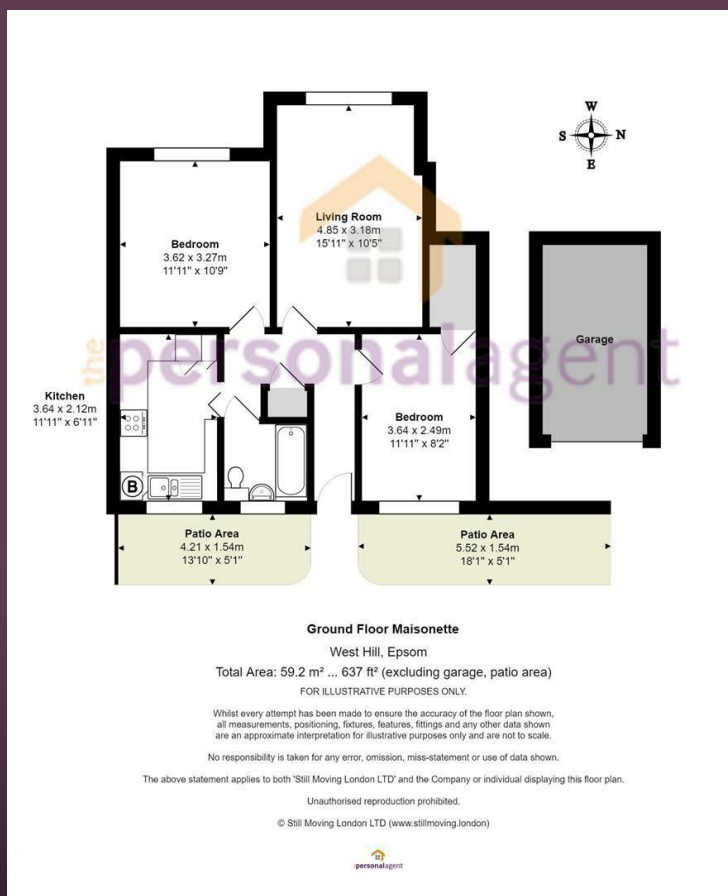
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety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

Leasehold







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