



Hereford Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £390,000 Leasehold

- Quiet central Epsom location
- Private & secluded rear garden
- First floor maisonette
- Two large double bedrooms
- Generous living/dining room
- Beautiful modern kitchen & bathroom
- Useful loft space
- Garage en bloc & parking
- Moments from Rosebery Park
- Short walk to high street & station

Set within a rarely available cul de sac just moments from the heart of Epsom town centre, this wonderfully positioned first floor maisonette is perfect for those wanting to downsize but not downgrade, or a professional couple looking for the most hassle free of commutes.

The apartment offers genuine convenience that is seamlessly blended with everything you would require from a town centre maisonette. The property benefits from a generous and private rear garden, but if you require more outside space why not take a stroll around the picturesque Rosebery Park which is just around the corner.

Offered to the market in exceptional condition having been the subject of a full refurbishment program by the current owner, the property enjoys an excellent amount of natural light throughout as well as generously proportioned accommodation. There is also a garage en bloc which is located within meters of the property for practicality and ease. There is additional on street (permit) parking and the property also benefits from long lease with ground rent at £12 per annum and 0 service charges.

Accessed via its' own front door, the entrance hall has stairs leading up to



the first floor landing. Once inside the great feel of the property is immediately evident, as is the huge amount of natural light that fills the rooms due to the position of the property.

The generous living/dining room is a real 'wow' factor, whilst the modern fitted kitchen is well laid out and also enjoys a double aspect with pleasant views to the rear. The master bedroom is impressive, as is the guest bedroom and both are very well proportioned, genuine double rooms. The property is completed by a modern white bathroom suite.

Outside continues to impress, with a sizable private and secluded rear garden, that enjoys access and sole use of a further garden section that ensures outside space is in abundance. The garage is located next to the property and there is further options to apply for residents and visitors parking passes as the road is permit parking.

Location: Hereford Close is a hugely popular and much requested residential cul-de sac set within a leafy conservation area and in the heart of Epsom Town Centre and just a short walk from the High Street & Rosebery Park. The mainline station is 0.5 miles away (10 minute walk) and offers regular services to Waterloo, Victoria and London Bridge (approximately 35

minutes).

Offering a peaceful environment close to the Town Centre this is a superb location. Epsom Town Centre offers a wide range of shops, restaurants and amenities as well as superb rail links into London. The area boasts fantastic recreational facilities including a selection of health and leisure centres, popular parks and excellent schools.

Leasehold







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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