



Burnet Grove, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £400,000 Leasehold

- First floor maisonette
- Renovated and upgraded
- Private rear garden
- Private front door
- Two double bedrooms
- Spacious modern kitchen
- 16ft x 16ft living room
- Brick built store cupboard
- Off street parking for several cars
- Peaceful yet central location



The Personal Agent are pleased to present this centrally positioned first floor maisonette with a stunning private rear garden and driveway with parking for several cars.

Perfect for commuters, young families or those wishing to downsize but not downgrade, this spacious maisonette is located in a peaceful yet central cul de sac within a very short walk of Epsom town centre, High Street and the railway station.

Occupying an enviable position within the road and offering the opportunity for a buyer to just move straight in, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.

As you go upstairs you step from the landing into the 16ft x 16ft living area and are instantly hit with a sense of space. The kitchen oozes style, with grey cupboards, sleek white worktops, integrated appliances and complementary copper style fittings

making the space every modern chef's dream.

The property has two genuine double bedrooms, the second could be used as a guest room, a dressing room, or the ideal spot for a home office. The maisonette is completed by a contemporary white bathroom suite and separate WC.

Outside there is a private rear garden which is a particularly good size and is mainly laid to lawn with an excellent degree of privacy and decking which is perfect for al-fresco entertaining. The property is completed by a brick built storage cupboard/utility store and a private driveway with off street parking for several cars.

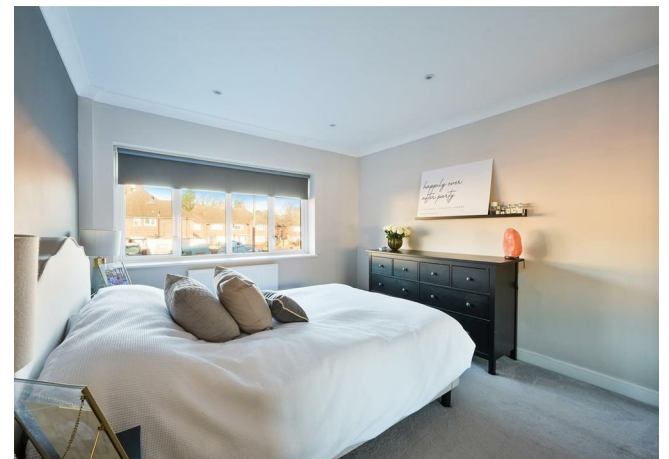
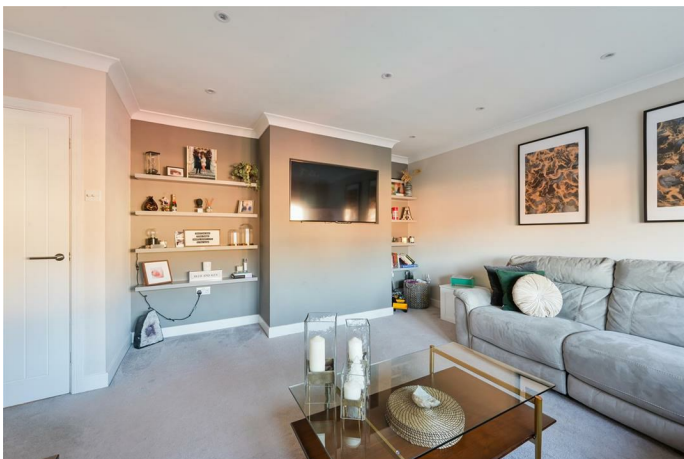
Heading out for a bumble around? Just on the doorstep of your soon-to-be property are a wealth of brilliant open spaces for dog-walking, cycling, and running including the historic woodlands of Stamford Green, Horton Country Park and Epsom Common. Your step counter won't know what has hit it!

This property is ideal for first time buyers, investors and downsizers alike. The light finish and contemporary fixtures provide a home that is ready to move in to without delay!

Give us a call early to avoid missing out.

Tenure - Leasehold  
Length of lease (years remaining) - 83 years (will be extended as part of sale)  
Annual ground rent amount (£) - 10.00  
Annual service charge amount (£) - 471.64  
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

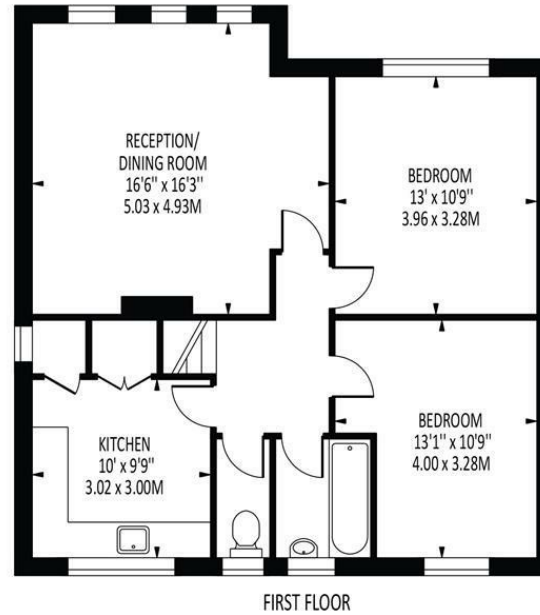
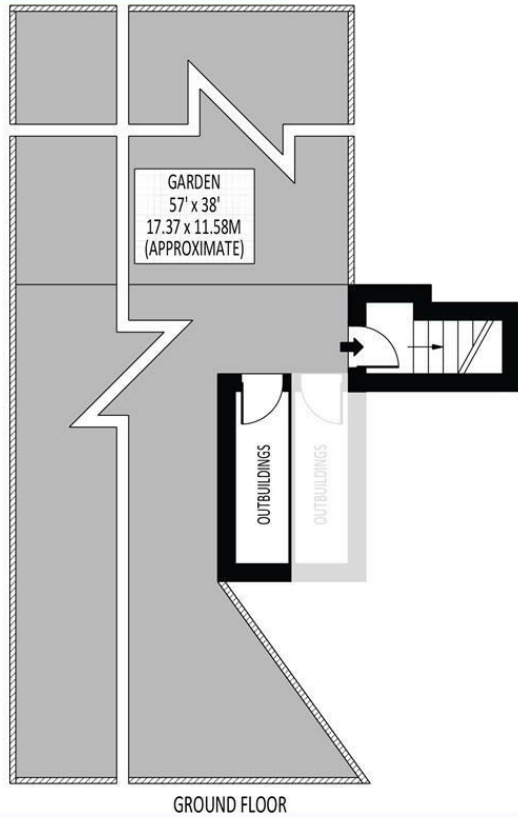




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### Burnet Grove

Total Area: 835 SQ FT • 77.58 SQ M  
 (Including Outbuildings)  
 Outbuildings Area : 30 SQ FT • 2.78 SQ M



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 75        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 66                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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.

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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.

