



Fir Tree Road, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- Two double bedrooms
- Ground floor maisonette
- Direct access to 55ft x 45ft private rear garden
- Lounge with bifolds
- Modern kitchen with integrated appliances
- Contemporary white bathroom suite
- Garage
- Off street parking for two cars
- Long lease
- Easy access to Epsom Downs and stations

Positioned on Fir Tree Road, this delightful two bedroom maisonette is a gem waiting to be discovered and boasts easy access to Epsom Downs railway station, just a leisurely ten minute stroll away.

As you step into this immaculate ground floor maisonette, you are greeted with a well-balanced layout that effortlessly flows from room to room. The two genuine double bedrooms offer ample space, ensuring comfort and relaxation.

This property is a rare find, not only due to its fantastic position but also because of the care and maintenance it has received over the years. Fully double glazed and equipped with gas central heating, this maisonette is as cosy as it is inviting.

One of the highlights of this property is its very own private garden which you have direct access to, a tranquil oasis perfect for enjoying a morning coffee or hosting a summer barbecue. Additionally, the presence of a garage and off street parking for two cars adds a touch of convenience that is hard to come by.



Don't miss out on this opportunity to own a maisonette which is a true sanctuary, offering both comfort and practicality in one charming package.

The generous accommodation comprises own front door with private entrance, a spacious living/dining room with bifolds onto the garden and a fitted kitchen with integrated appliances, breakfast bar and ample fitted cupboards. In addition to the generous bedrooms, there is also a white bathroom suite with heated towel rail.

The 55ft x 45ft private rear garden is South facing, an excellent feature to the property and enjoys a degree of privacy as well as a garage and parking for two cars. The lease of the property is a good, healthy length with 931 years remaining, further adding to the desirability of this rarely available maisonette.

This property is within close proximity to the wide open spaces of Epsom Downs. There are a choice of Tattenham Corner and Epsom Downs stations all within a mile and Ewell East with its fast link to Victoria also within close proximity.

If you are travelling further afield the M25 is just a short drive away. The popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead village.

Tenure - Leasehold
Length of lease (years remaining) - 931 years
Annual ground rent amount (£) - £12.00
Annual service charge amount (£) - £12.00
Council tax band - D

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.



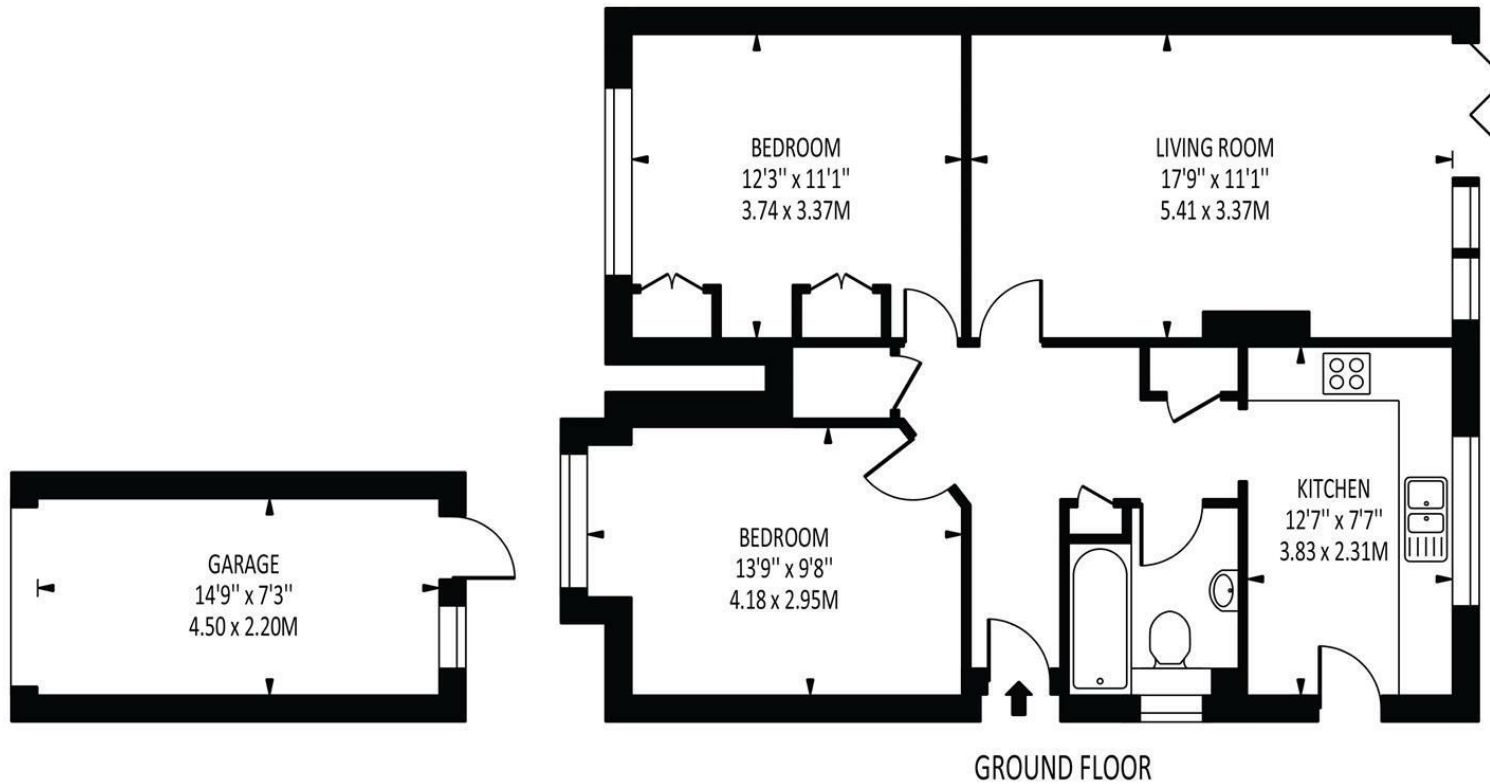


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Fir Tree Road

Total Area: 829 SQ FT • 77.03 SQ M
(Including Garage)
Garage Area : 107 SQ FT • 9.90 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		
(81-91) B		
(69-80) C	74	77
(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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