



Lewins Road, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- Two double bedrooms
- Living/dining room
- Fitted kitchen
- Private rear garden
- Walk to town & station
- First floor maisonette
- Fantastic location
- Great outlook to the front
- Heart of Stamford Green
- Epsom Common on your doorstep

Located within the highly desirable Stamford Green conservation area on the periphery of Epsom Common, this first floor maisonette benefits from a fantastic position with woodland walks and green open spaces just across the road, as well as access to a private garden and a wonderful outlook to the front that really sets this property apart from the crowd.

The well designed accommodation provides the perfect layout for practical living with a huge amount of flexibility that could suit a number of differing buyer types. So whether you are a first time buyer who is looking for a semi-rural feel with all the practicalities of town centre living, or a family considering great school catchment or even a discerning downsizer looking for a peaceful and tranquil spot to retire, this property really hits the mark on every count.

Set within the heart 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 150 meters from the property is the picturesque green, duck pond and the public house, with the town centre and railway station just a ten minute walk away it is hard to imagine a better located maisonette.

This bright and spacious first floor property offers genuinely well balanced



accommodation mixed with an abundance of light that is not usually associated with a maisonette. Further noteworthy points to mention include full double glazing, a long lease (900 years +) and a useful loft space.

The property is offered to the market in very good order throughout having been well maintained by the current owner, with accommodation comprising two excellently proportioned double bedrooms, white bathroom suite, fitted kitchen and a living room that enjoys a beautiful outlook to the front which really steals the show! The outside of this home also impresses with a private rear garden.

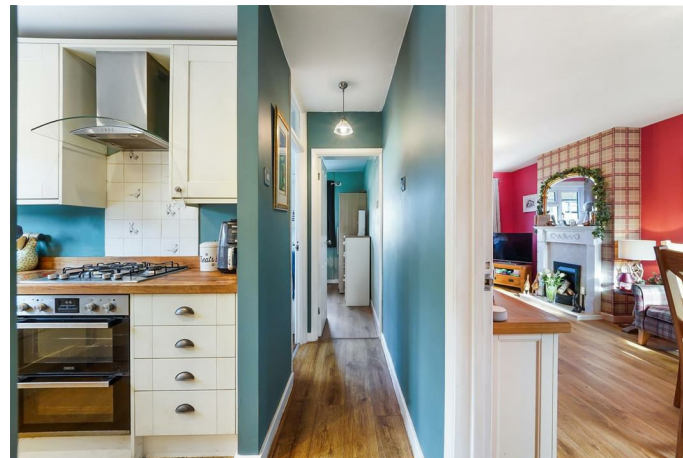
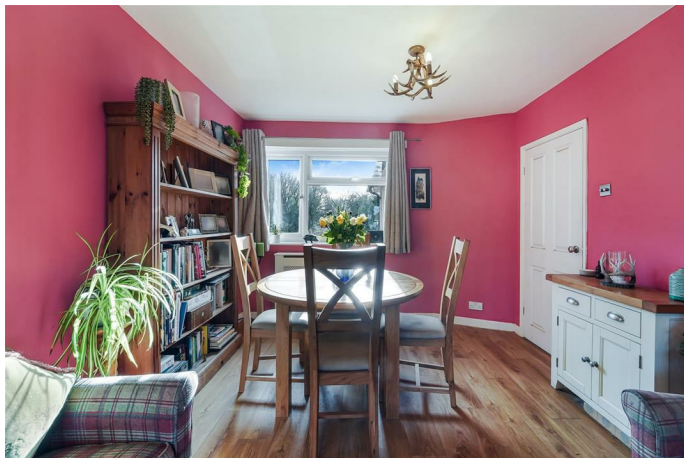
Stamford Green in Epsom, Surrey, is a quintessentially English, leafy conservation-area neighbourhood framed by the tranquil beauty of Epsom Common. Centred on a charming green and pond, the area is characterised by late Victorian cottages, mature woodland, and bridle paths, creating a real sense of countryside calm just minutes from urban amenities.

Families are particularly drawn to Stamford Green for its excellent schooling options. The local state-run Stamford Green Primary School is highly regarded, and nearby secondaries such as Rosebery Girls' School and Blenheim High School provide strong education pathways. Independent and grammar-school options are also within reach, including Epsom College and Kingswood House.

In terms of lifestyle and transport, residents benefit from a perfect blend of tranquillity and connectivity: Epsom town centre is just a short walk or drive, with a variety of shops, cafés, restaurants, a theatre (Epsom Playhouse), and leisure facilities such as the Rainbow Leisure Centre and David Lloyd gym. Epsom railway station offers direct links to London, making this a commuter-friendly spot. Road access is also strong, with the M25 nearby and both Gatwick and Heathrow airports within around a 30-40 minute drive, allowing easy reach of domestic and international flights.

Tenure - Leasehold
Length of lease (years remaining) - 930
Annual ground rent amount (£) - £10.00
Annual service charge amount (£) - N/A
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.

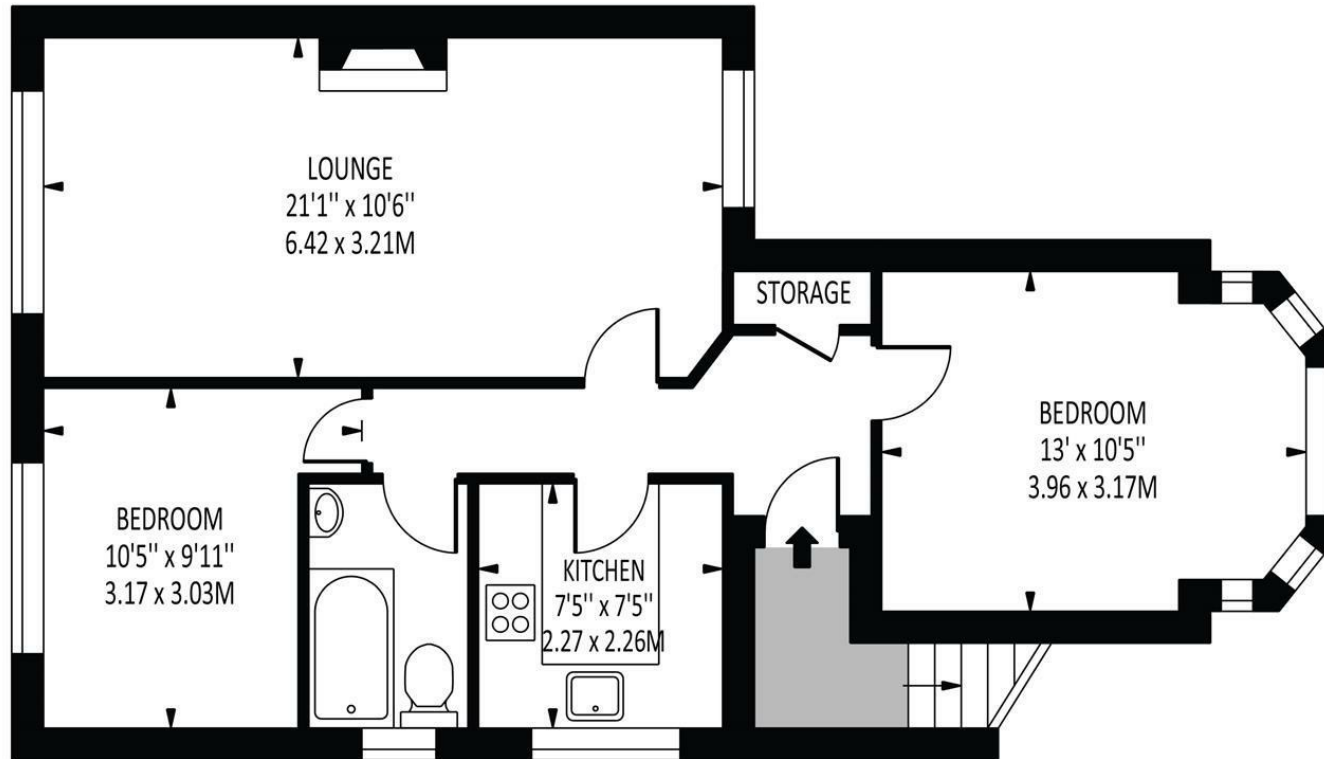




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Total Area: 613 SQ FT • 56.93 SQ M



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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	70
England & Wales		
EU Directive 2002/91/EC		

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Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT

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