



Farriers Road, Epsom

Guide Price £179,950

- Bright First Floor Studio Apartment
- Cul de sac location
- Spacious lounge/dining room
- Communal gardens
- Separate fitted kitchen
- Gas Central Heating
- Allocated parking space
- Further visitors parking
- Short walk to town & station
- Popular residential area



The Personal Agent are pleased to present to the market this bright and well positioned first floor studio apartment. Enjoying a highly convenient location coupled with a fantastic position being tucked away in a cul-de-sac, this well presented first floor floor apartment warrants immediate inspection to fully appreciate its bright and light rooms, use of the communal gardens abundance of storage, double glazing, gas central heating and allocated parking with further visitors spaces.

Farriers Close provides the perfect balance for someone seeking a highly convenient location blended with a quiet and tucked away position. The

property is within a short walk of local amenities and with Epsom town centre and railway station just 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.

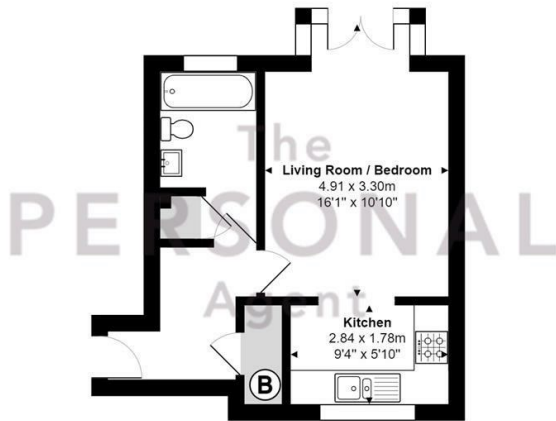
The property benefits from a really well-proportioned living/dining room with a square bay window, a separate fitted kitchen, a spacious white bathroom, separate entrance hallway and built-in storage cupboard.

Further noteworthy points to mention include an allocated parking space, use of the many further visitors parking and easy access to local amenities.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. Nearby 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. 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.







Second Floor Flat

Farriers Road, Epsom

Total Area: 32.8 m² ... 353 ft²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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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