



Upper High Street, Epsom

The **PERSONAL** Agent

# Guide Price £415,000

## Freehold

- No Chain
- End of terrace home
- Well presented
- Spacious Lounge
- Modern Kitchen
- White Bathroom Suite
- Two Double Bedrooms
- Direct Access to Private Garden
- Garage
- Utility space to rear of garden

Set in a central position within easy walking distance of Epsom Station and High Street, this superb two bedroom end of terrace home is offered to the market with no chain and in good decorative order. Well presented by the current vendors, the property should be viewed first hand to be fully appreciated.

The property offers almost 900 sq ft of flexible space and features direct access onto the south easterly facing rear garden.

Externally the property also benefits from a small area of front garden and a low maintenance rear garden which includes a partially walled boundary, useful utility room and rear access. In addition to this the property has the added bonus of a garage.



The Personal Agent are delighted to present to the market this modern terraced home. Set in a superb residential location, close to the shops, rail links and amenities of Epsom Town Centre.

The well presented accommodation is arranged over two floors and includes a spacious lounge/diner, modern fitted kitchen, two double bedrooms and a contemporary family bathroom.

There is garage within a short walk of the property and to the rear a level south easterly facing garden.

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. There is also a wide variety of cafés, restaurants and pubs available locally.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - D

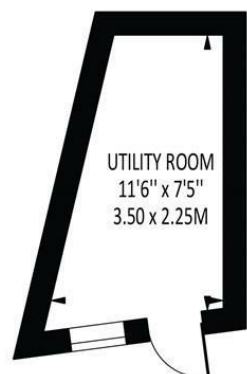




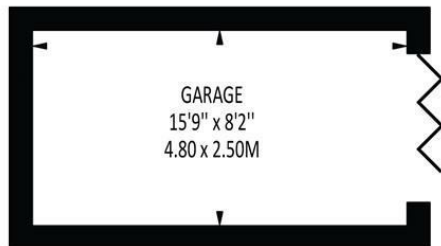
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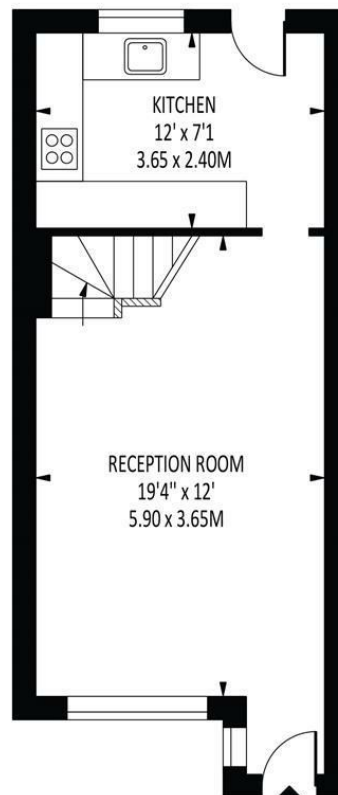
Total Area: 889 SQ FT • 82.58 SQ M  
(Including Garage & Utility Room)  
Garage Area : 129 SQ FT • 12.00 SQ M  
Utility Room Area : 72 SQ FT • 6.68 SQ M



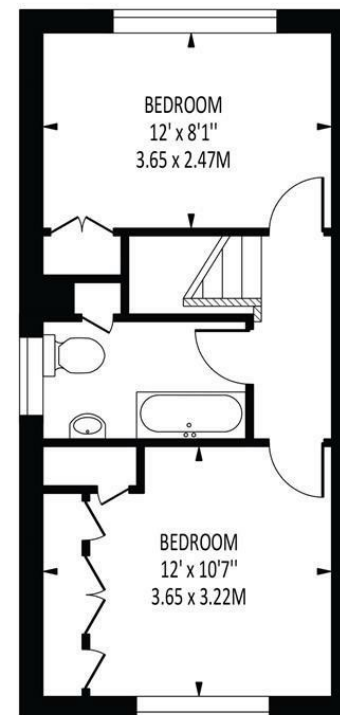
GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>                          |           | <b>88</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>73</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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Registered in England No. 4398817.



**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.

