



West Street, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £385,000 Leasehold

- Prime private cul de sac near town centre
- Just 0.3 miles to Epsom mainline station
- Spacious split level maisonette home
- No onward chain and long lease
- Impressive 17ft kitchen/dining room
- Large light filled living room
- Two generous double bedrooms upstairs
- Modern bathroom, ample storage and loft
- Residents parking and communal gardens
- Private front door with entrance hall

Tucked away in an exclusive and seldom available private cul de sac just a short stroll from Epsom High Street, nearby amenities, and the mainline railway station, this recently refurbished split level maisonette must be viewed to fully appreciate its generous proportions, abundance of natural light, and prime setting.

Offered to the market with no onward chain and positioned towards the end of the cul de sac, the property enjoys a particularly desirable location. The refurbishment has enhanced the home throughout, and it further benefits from double glazing, gas central heating, and plentiful storage space and large loft.

Ideally situated approximately 0.3 miles from the town centre and Epsom's mainline station, with its fast and frequent services into London, the property provides flexible and deceptively spacious accommodation. It will appeal to a wide range of buyers, including first time purchasers, investors, downsizers, or those seeking a stylish and conveniently located town base.

Step through your own private front door and you're welcomed into a beautifully refurbished home that instantly feels both inviting and spacious. A staircase rises to the first floor, where thoughtfully redesigned interiors create a wonderful open plan flow while still offering clearly defined areas for relaxing, dining and entertaining.

The sitting room is a cosy retreat, centred around a charming gas fire, perfect for unwinding at the end of the day. From here, the space flows effortlessly into the stylish kitchen and dining area, forming a sociable hub that's ideal for everything from quiet mornings to lively gatherings with friends. The refurbished kitchen is well appointed and seamlessly connected to the dining space, combining practicality with contemporary comfort at the very heart of the home.



Upstairs, two generously sized double bedrooms offer calm and versatile accommodation, whether for restful nights, guests or working from home. A modern white bathroom serves the upper floor, finished to complement the home's fresh and updated feel. Externally, there is the convenience of residents parking and beautifully maintained communal gardens, perfect for relaxing in during the warmer months.

Homes of this calibre, particularly in such a sought after location, rarely come to market. Early interest is strongly encouraged to avoid disappointment.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemen's and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo, London Bridge and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure - Leasehold  
Length of lease (years remaining) - 932  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £2,216.64  
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.





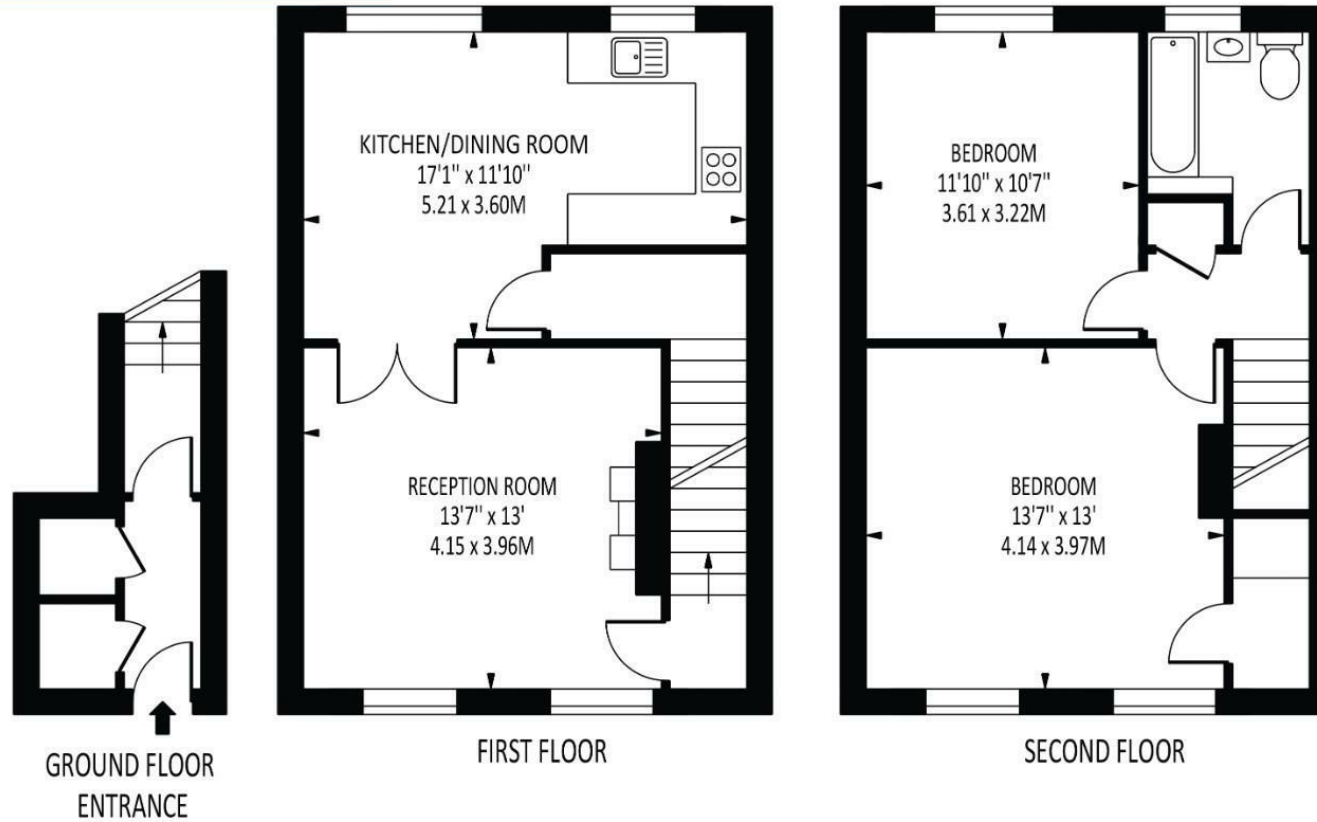




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Manor House Court,  
West Street  
Total Area: 928 SQ FT • 86.17 SQ M



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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 77      | 79                      |
| (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 2002/91/EC |

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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.



