



Stamford Green Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000

Leasehold - Share of Freehold

- First floor maisonette
- Two generous bedrooms
- Spacious lounge/dining room
- Useful loft
- Private 34ft rear garden
- Walk to Town & Station
- Conservation area
- Garage in block
- Modern kitchen
- White bathroom suite

Located within the highly desirable Stamford Green conservation area on the periphery of Epsom Common, this first floor maisonette benefits from a fantastic position and is offered to the market with private garden, useful loft space and a garage in block.

Occupying an enviable position within the road and offered to the market in very good order, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.

The property is situated 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 100 metres from the property is the picturesque green, duck pond and the Cricketers public house and with Epsom 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 and long lease (900 years +).

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, double aspect living/dining room that enjoys a great outlook to the front and rear, large and very useful loft space, garage in block off of Willis Close and a private 34ft rear 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 - Share of Freehold - Leasehold
Length of lease (years remaining) - 930
Annual ground rent amount (£) - 12.00
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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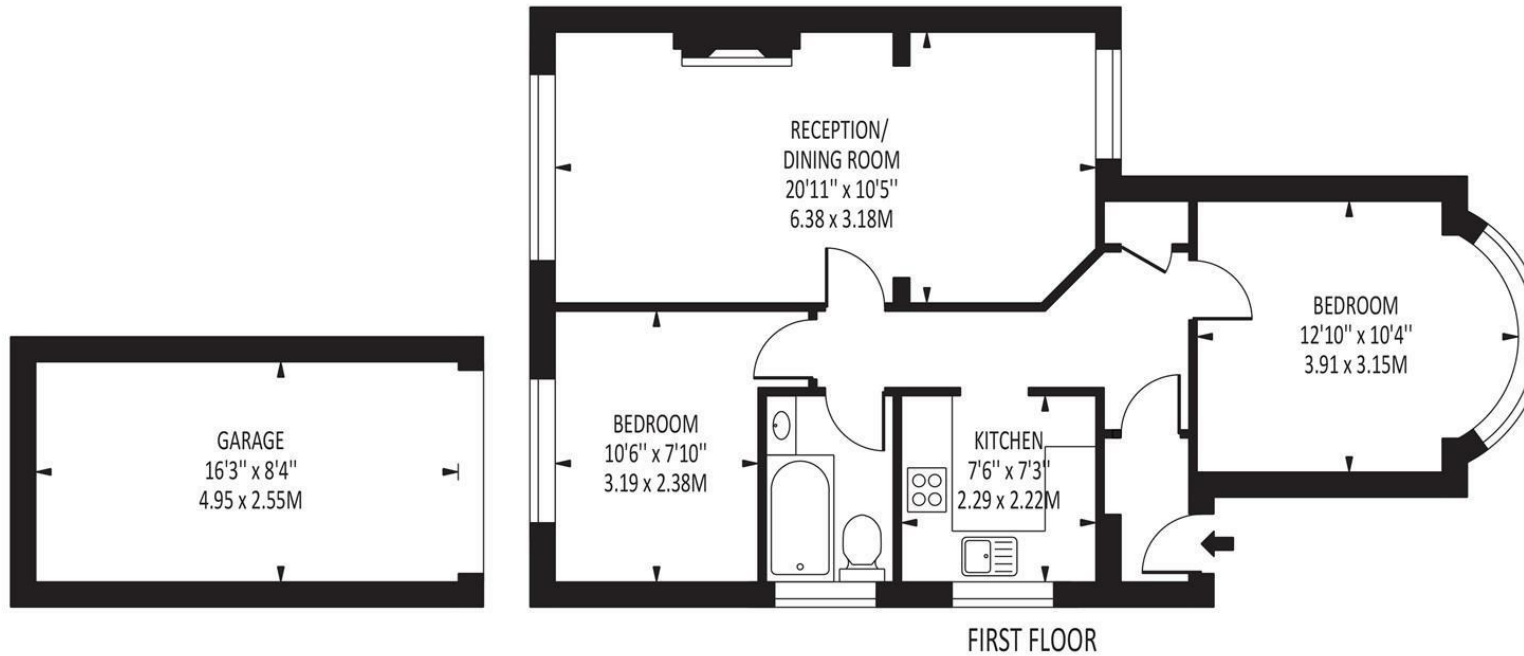


Stamford Green Road

Total Area: 758 SQ FT • 70.44 SQ M

(Including Garage)

Garage Area: 136 SQ FT • 12.62 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
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.

