



The Croft, Epsom

Guide Price £325,000

Leasehold

- Two double bedrooms
- Ground floor maisonette
- Highly regarded development
- Warden assisted / Over 60's
- Heart of the College Area
- 22ft living/dining room
- Ensuite shower room
- Main bathroom
- Communal gardens & parking
- No ongoing chain



Located within the heart of the desirable College Area of Epsom and enjoying a peaceful and private position, this rarely available two double bedroom ground floor maisonette is offered with no ongoing chain.

The Croft is a highly sought after warden assisted development specifically designed for the over 60's and tucked away in a small enclosed private cul-de sac. Set at the head of the development are just four maisonettes which really highlights just how rare this opportunity is.

There is a visitors suite in the main building and a residents lounge which hosts regular clubs and coffee mornings, as well as being just 0.7 of a mile from Epsom town centre and railway station. The property benefits from generous and extremely bright accommodation of 808 Sq. ft with the potential to use one of the double bedrooms as a formal dining room if desired

which brings a versatility to this property that is not usually found in retirement living.

Accessed via a covered entrance porch and a private front door which opens to the reception hallway it is immediately evident that this isn't an average maisonette. The living room is double aspect and extremely bright measuring 22ft into the bay, the kitchen is well equipped with a pleasant and private outlook. The master bedroom benefits from built-in wardrobes and an ensuite shower room, there is a spacious second double bedroom to the rear which could be used as a dining room if required and a white main bathroom suite.

Viewing is strongly advised, as due to its rarity we are anticipating a high level of immediate interest.

Nearby Epsom High Street has a variety of shops, the Ashley

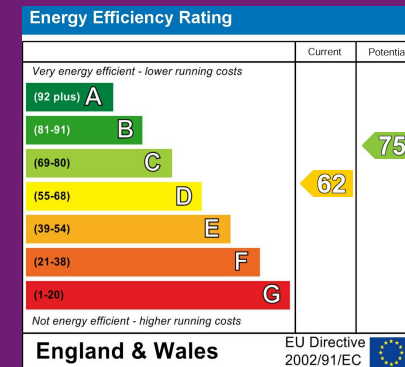
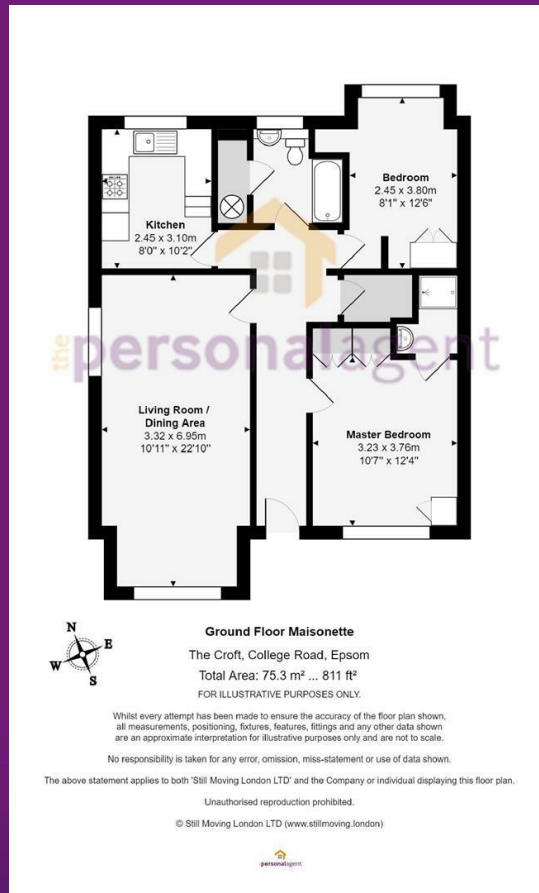
Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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.

Leasehold







Epsom Office
 2 West Street
 Epsom, Surrey KT18 7RG
 T: 01372 745 850

Ewell Office
 220 Chessington Road
 West Ewell, Surrey KT19 9XA
 T: 020 8394 1234

Stoneleigh Office
 62 Stoneleigh Broadway
 Stoneleigh, Surrey KT17 2HS
 T: 020 8393 9411

Banstead Office
 141 High Street Banstead,
 Surrey SM7 2NS
 T: 01737 333699

the personalagent
 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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.





the personalagent