



Tomlin Close, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £400,000 Freehold

- Attractive Modern Home
- Cul De Sac Location
- Two allocated parking spaces
- Private, low maintenance garden
- Modern Kitchen
- Fitted Bathroom
- Downstairs cloakroom
- Walking distance of Town & Station
- A great first time buy or investment
- Close to Long Grove Park



Located in a cul de sac location just off a residential road on the periphery of Long Grove Park and a short walk from the outstanding and highly requested Southfield Park primary school, this deceptively spacious terraced home warrants immediate viewing to avoid disappointment.

The property has been well-maintained and is ready to move straight into. Due to its close proximity to Epsom Town Centre, the mainline station and superb rail links the property is sure to appeal to a wide range of buyers.

When you couple the wonderful position it enjoys with its private garden it really has to be considered as the perfect small town centre home.

The surrounding area benefits from hundreds of acres of open parkland, with bridle paths and woodland walks providing easy access to Horton Country Park and the Stamford Green

conservation area. This property balances a pleasant residential feel with the convenience of being walking distance of the hustle and bustle of Epsom town centre and mainline railway station.

Well positioned within a residential cul de sac, this modern home should be viewed first hand to be fully appreciated. The back garden benefits from the patio area that is perfect for entertaining with the rest of the garden being mainly low maintenance artificial grass.

To the ground floor there is a welcoming entrance hall, a spacious lounge/diner with a door to the garden, a modern fitted kitchen and from a practical sense it also enjoys a downstairs cloakroom. Upstairs there are two very generous double bedrooms and the family bathroom.

Outside, there is one allocated parking space to the rear and one directly to the front of this fine home.

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.

Immediate viewing is strongly advised by vendors sole agent.

Tenure -  
Council tax band -

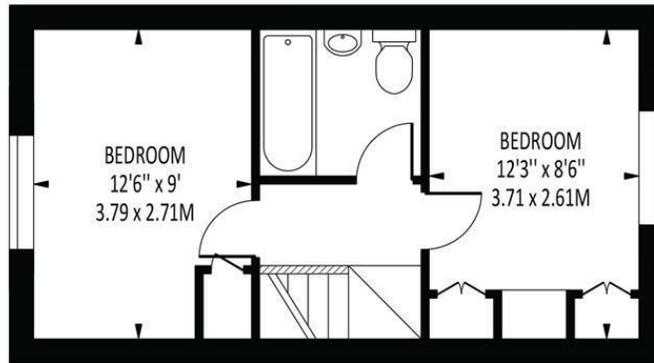




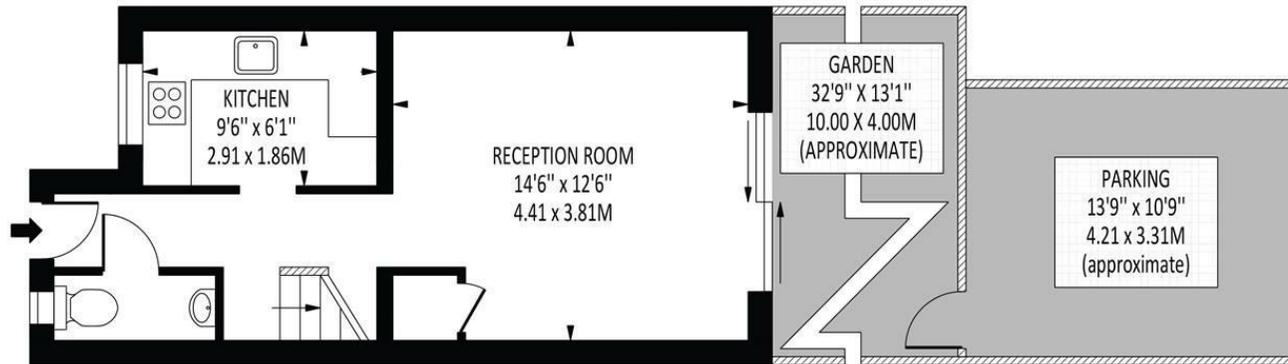
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**Tomlin Close**  
Total Area: 635 SQ FT • 58.98 SQ M



FIRST FLOOR



GROUND 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>		<b>76</b>	
(69-80) <b>C</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			
<b>England &amp; Wales</b>		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.

