



Great Tattenhams, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £365,000 Leasehold

- No ongoing chain
- 932 sq ft ground floor maisonette
- Two double bedrooms
- Spacious living room
- Kitchen/dining room
- Sunroom/lean to
- Private gardens & garage
- Periphery of Epsom Downs
- Meters from a Zone 6 station
- Moments from shops/amenities



Enjoying a highly convenient position opposite Tattenham Corner parade on the periphery of the Epsom Downs, this ground floor maisonette offers an impressive 932 sq ft, and warrants closer inspection to fully appreciate the generous accommodation it enjoys along with its position and private front and rear gardens.

Whilst it is undeniable that the property now requires updating and general modernisation, we believe that this flexible home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes, and essentially create their dream home.

The property offers significant longevity for the right buyer and should be viewed for what it currently is, and what it potentially could be.

Benefitting from a truly spacious feel and lots of natural light, which are two features that are not usually associated with a maisonette, the generous accommodation comprises: its own private entrance with front door leading to an entrance hall, a spacious living/dining room, fitted kitchen/dining room with door to garden, two generously proportioned double bedrooms, sunroom/lean to and a bathroom with separate W.C.

The private front and rear gardens are an excellent additional feature and enjoy easy access from a lockable gate at the rear. There is a generous garage in a small block located at the rear of the property, further adding to the desirability of this rarely available maisonette.

The property would suit a diverse selection of buyers, so whether you are a first time buyer, investor, making a downsize move, or considering school catchments, we highly recommend a viewing appointment.

Tattenham corner railway station (zone 6) and the parade of shops are just meters away as is the open spaces of the Epsom Downs which is home to the world famous racecourse and homes the Derby every June which truly is a spectacle to behold. There are good local transport links to the A217 with easy access to the M25 and the A3 with access to the capital.

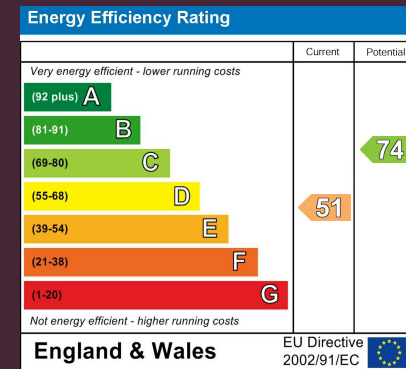
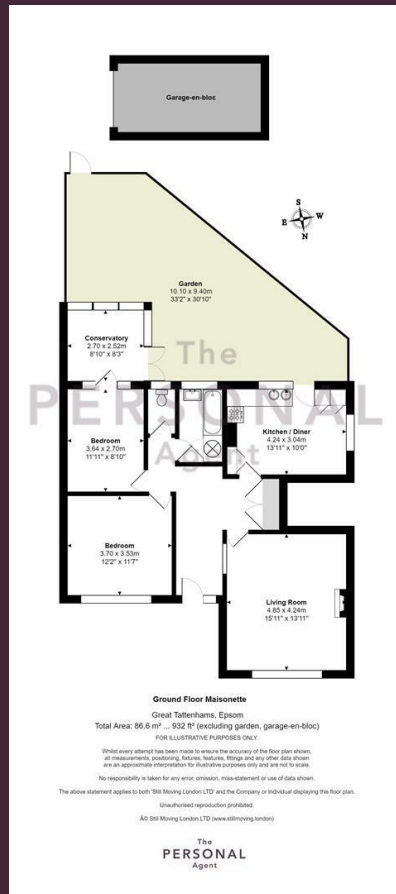
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide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

Tenure - Leasehold
Length of lease (years remaining) - 186
Annual ground rent amount (£) - N/A
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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