



Vernon Close, Ewell

The **PERSONAL** Agent

# Guide Price £375,000

## Leasehold

- Ground Floor Maisonette
- Two Double Bedrooms
- Separate Garage
- Large Private South West Facing Garden
- Modern Bathroom
- 91 Year Lease
- Close Proximity To Local Amenities And Green Spaces

The Personal Agent are delighted to present to the market this superb two bedroom ground floor maisonette, ideally positioned in one of Epsom's most sought after locations. Beautifully presented throughout, this fantastic home enjoys direct access to a generous south west facing garden and patio, making it a rare opportunity for buyers seeking both stylish accommodation and exceptional outdoor space. Early viewing is highly recommended.

Stepping inside, you are welcomed by a bright and inviting interior filled with natural light. The spacious yet cosy living room provides the perfect place to relax, while the impressive principal bedroom benefits from integrated wardrobes and ample floor space. A further generous double bedroom and a contemporary family bathroom complete the sleeping accommodation.

To the rear of the property, the well appointed kitchen offers excellent storage and workspace, with doors opening directly



onto a large patio and the beautifully maintained south facing rear garden. This seamless indoor-outdoor connection makes the home ideal for entertaining, summer dining or simply enjoying the peaceful surroundings.

Further benefits include a garage in a nearby block, a 91 year lease, no service charge. The property has been meticulously maintained by the current owners and is presented in excellent condition throughout. Perfectly located, it is just a short walk from Ewell West railway station, a range of local shops, attractive green open spaces and Horton Golf Park, which offers a popular bar, restaurant and a variety of family activities. Combining a desirable location, impressive outdoor space and a high standard of presentation, this is a home not to be missed.

The property sits equal distance of both Ewell West Station and Chessington North. Immediate viewing is essential due to the high level of interest we anticipate this property generating.

West Ewell is a well rounded area offering a number of good

local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure- Leasehold  
Length of lease (years remaining) - 91  
Annual ground rent amount (£) - 250.00  
Annual service charge amount (£) - N/A  
Building Insurance(£)- 352.85  
Council tax band - C

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.



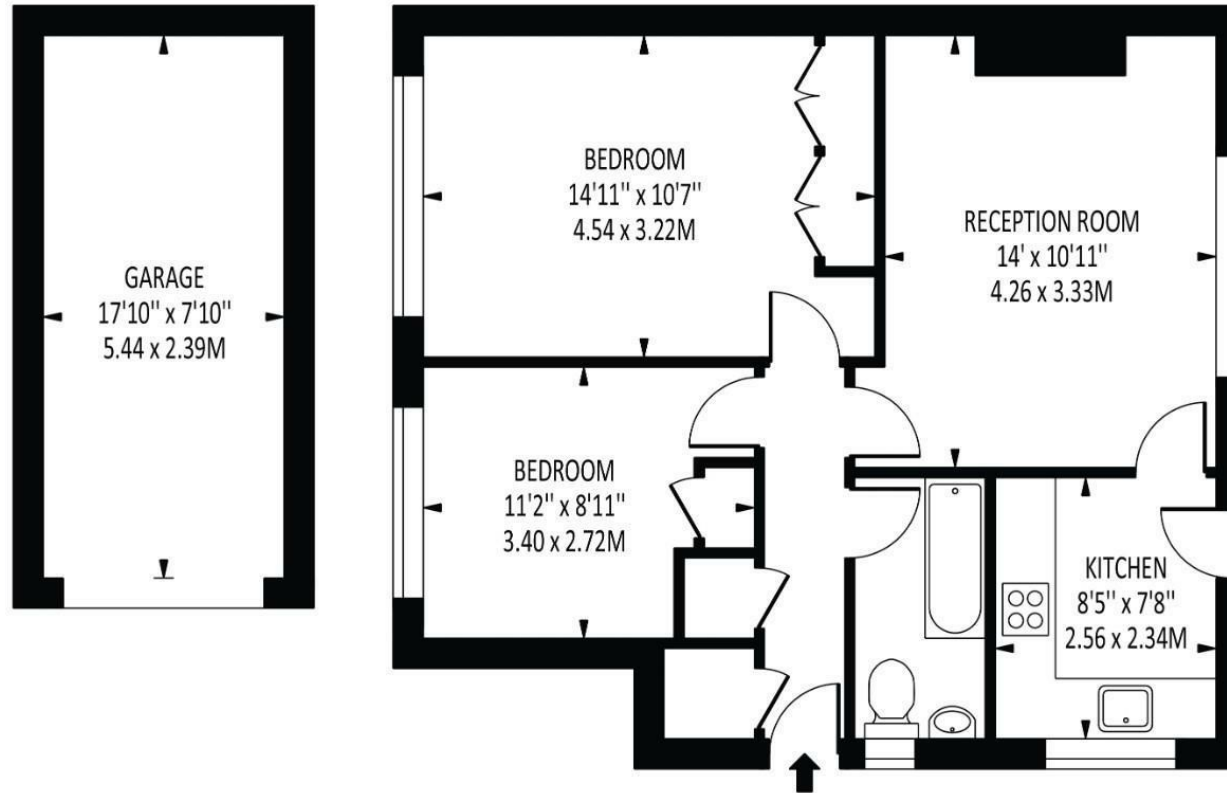


The **PERSONAL** Agent



## Vernon Close

Total Area: 709 SQ FT • 65.90 SQ M  
(Including Garage)  
Garage Area : 140 SQ FT • 13.00 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>                            | 76      | 77                      |
| (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 |

### EPSOM OFFICE

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

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.

