



St Marys Close, Epsom, KT17 2BA



£350,000

- Modern Throughout
- First Floor Maisonette
- Driveway & Garage
- Walking distance to Ewell Village
- Close to Ewell West & East Stations
- Excellent school catchment
- Two double bedrooms
- Spacious living/dining room
- Generous kitchen
- Ideal for downsizer or FTB

The Personal Agent are pleased to present this spacious and modern first floor maisonette. Such is the rarity of a property in this location becoming available we are recommending immediate inspection to fully appreciate the position and close proximity to the village

Whether you are wanting to downsize but not downgrade, a first time buyer or an investor, this property offers something for everyone with its truly versatile accommodation and fantastic position close to Ewell Village.

The well balanced accommodation comprises an entrance hall, spacious double aspect living/dining room overlooking the rear garden, recently upgraded kitchen, two genuine double bedrooms and a modern bathroom.



Further noteworthy points to mention include, gas central heating via combination boiler, updated electrics, off street parking offering access to the garage.

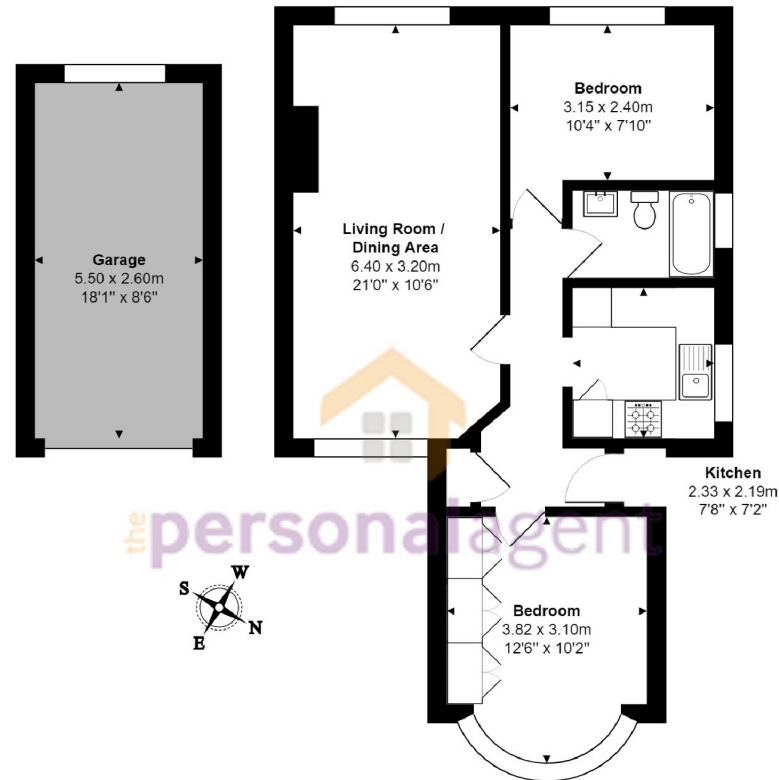
The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre, and both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9).

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally.

Ewell 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.

Leasehold





First Floor Maisonette

St Mary's Close, Ewell

Total Area: 55.2 m² ... 594 ft² (excluding garage)

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