



Invermene Court, Epsom, KT17 1JN



Guide price

£285,000

Leasehold

- First floor maisonette
- Two double bedrooms
- Close to excellent schools
- Lounge/diner
- Modern fitted kitchen
- White bathroom suite
- 52ft x 29ft private garden
- Walk to Ewell Village & Epsom
- Long lease remaining
- Sought after location

Offered to the market in very good order having been updated by the current owners, this spacious first floor maisonette enjoys a fantastic position that is almost equidistant to Epsom town centre and Ewell Village.

The property benefits from a private garden that measures 52ft x 29ft and is tucked away towards the rear of the development so it is nicely secluded from the road as well as having a detached summer house. With three railway stations within walking distance you are given the choice of Ewell East (zone 6) with trains to London Victoria, Ewell West (zone 6) with a fast service to London Waterloo taking just 34 minutes and Epsom station for more comprehensive rail links.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned two double bedroom property benefits from spacious accommodation, a really nice finish and an abundance of natural light.



Set on the first floor of this popular block this fantastic maisonette is sure to appeal to a wide range of buyers. A short walk from the amenities, pubs and restaurants of picturesque Ewell Village, and also walking distance of Epsom Town Centre with its excellent rail links and more comprehensive shopping facilities. The property is within close proximity of excellent local schooling (for example Glyn, Rosebery, Ewell Grove and Ewell Castle)

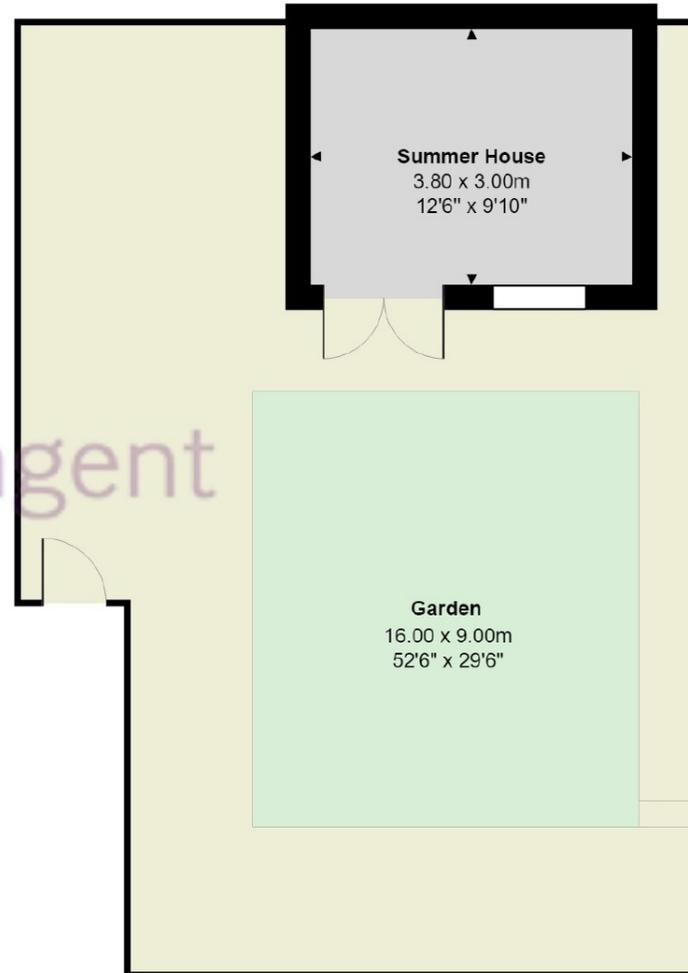
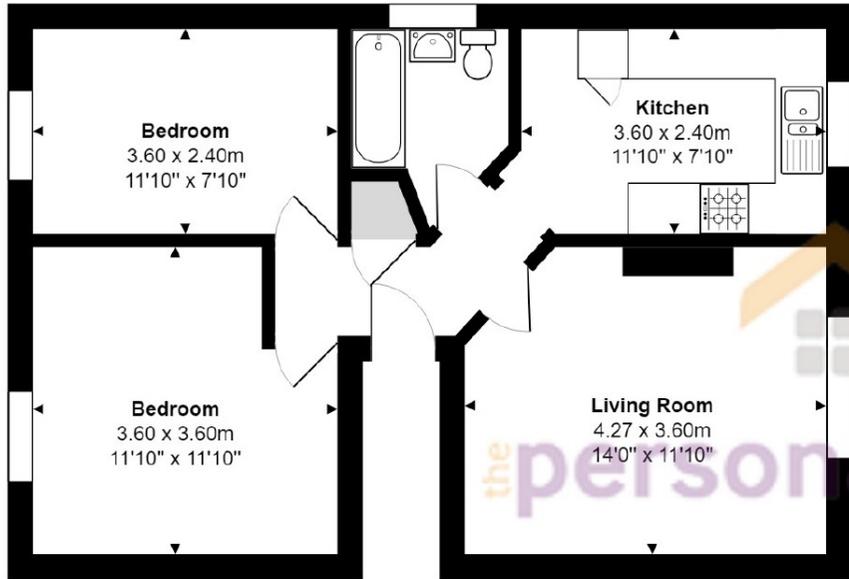
Being on the first floor offers a great degree of security and elevated views over the gardens to the rear. It also means that the new owners will be able to enjoy the huge amount of storage space available in the loft. There is a well proportioned, private garden to the rear.

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.







First Floor Flat

Invermene Court, Epsom Road, Epsom

Total Area: 65.3 m² ... 702 ft²

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 65, Potential 73
 Environmental Impact (CO₂) Rating: Current 64, Potential 74



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