Offers in excess of

£350,000

Leasehold

Ground floor maisonette
Two double bedrooms
Living/dining room
Fitted kitchen
Contemporary shower room
Private rear garden
Walk to town & station
Conservation area
Driveway with parking
Garage in block

Located within the highly desirable Stamford Green conservation area on the periphery of Epsom Common, this ground floor maisonette benefits from a fantastic position and is offered to the market with private garden, driveway and garage.

Occupying an enviable position within the road and offered to the market in very good order, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.

The property is situated within the heart of the Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park and Ashleat Common. Approximately 100 meters from the property is the picturesque green, duck pond and the Cricketers public house and with Epsom town centre and railway station just a ten minute walk away it is hard to imagine a better located maisonette.

The accommodation benefits from a very good degree of natural light and comprises of a spacious dual aspect living/dining room which offers large French doors opening to the rear garden, the fitted kitchen is both practical and well designed with the added benefit of a door to the side, the two double bedrooms are generously proportioned and the contemporary refitted shower room completes this particularly well balanced home.

Further key points to mention include the incredibly useful garage in bloc. There is a private rear garden that enjoys a great degree of privacy and a driveway with parking. Immediate viewing is essential due to the high level of interest we anticipate this property generating.

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.

Sole agent.
2 West Street, Epsom, Surrey, KT18 7RG, England
Tel: 01372 745850
Email: richard@thepersonalagent.co.uk
www.thepersonalagent.co.uk

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.

Stamford Green Road, Epsom
Total Area: 57.3m² – 620.11sq ft (excluding garden)

Whilst every attempt has been made to ensure the accuracy of the floor plans shown, all measurements, positioning, finishes, fixtures, fittings and any other data shown are approximate and for representation only and are not guaranteed. No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both R.W. Thomas Ltd and the Company or individual displaying this floor plan.

© R.W. Thomas Ltd (www.stoving.co.uk)

© SME Imaging Solutions LTD (www.stoving.co.uk)