



Reigate Road, Epsom, Surrey **Guide £1,350,000**



  
YOUR MOVE





Reigate Road, Epsom,  
Surrey

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### Property Description

A rarely available and fantastic investment opportunity currently fully let as an HMO with an annual gross income of approximately £96,000. The property consists of 13 bedrooms with En-suite facilities, and kitchenettes in most rooms. There also communal lounges on both the ground and first floors, communal bathroom on the first floor, additional WC on the ground floor, communal kitchens on both the ground and first floors. There is also a communal utility/laundry room, double garage. To the front is off street parking for several cars and to the rear is a spacious communal garden mainly laid to lawn with mature shrub borders. EPC Grade D.

### Our View

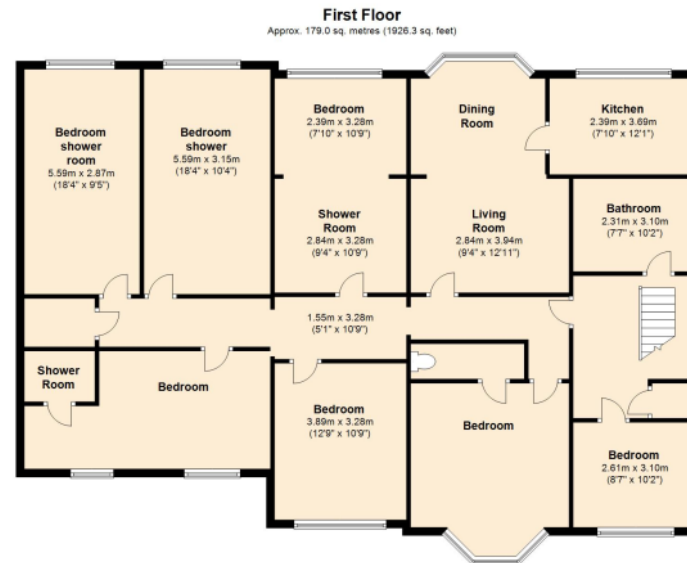
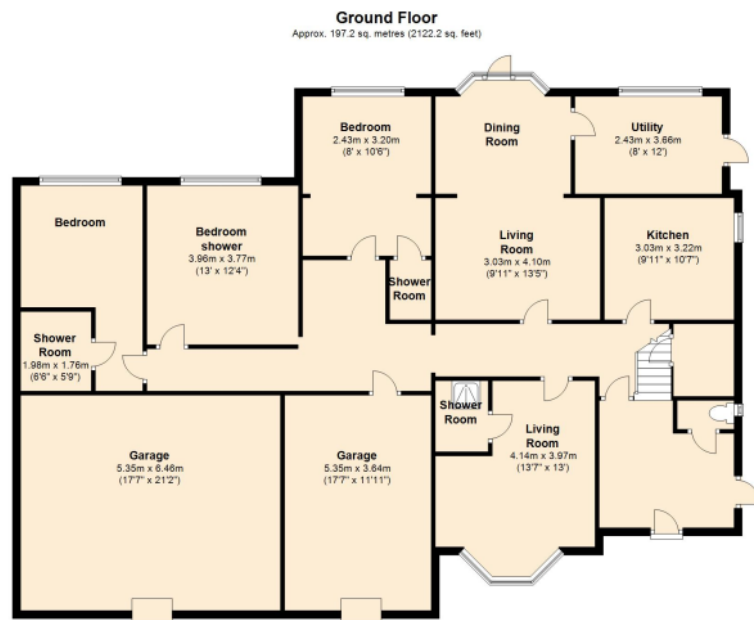
This is a fantastic opportunity to acquire a fully let and managed investment property .

### Location

The property is located near to Nescott College, and near to East Ewell train station. Ewell village is a short walk away and has an array of local shops and restaurants.



**Fantastic Investment Opportunity**  
**For full EPC please contact the branch**



Total area: approx. 376.1 sq. metres (4048.5 sq. feet)

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