



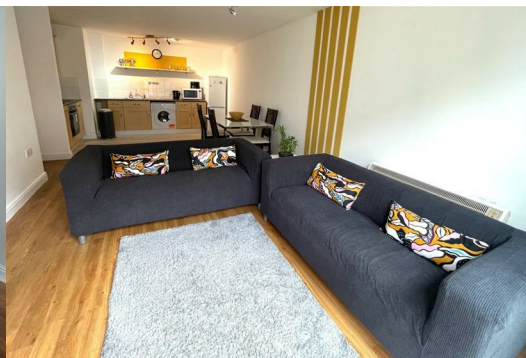
31 Hudson House

Station Approach, Epsom, KT19 8DJ

Offers Over £305,000



Thomas & May is delighted to bring to the market this modern two bedroom / two bathroom apartment located in the centre of Epsom close to all the shops, amenities and the train station with its excellent links to London. Accommodation comprises open plan kitchen / living room, master bedroom with ensuite, second double bedroom and family bathroom. The apartment also benefits from an allocated parking space. No Onward Chain



COMMUNAL ENTRANCE

Communal front door with entry phone system, lifts and stairs to all floors

EMTRANCE

Wooden front door with spy hoe leading to entrance hall, storage cupboard housing hot water cylinder, entry phone, doors to.

OPEN PLAN KITCHEN / LIVING ROOM

KITCHEN AREA

Range of wall and base units, roll edge worktop with inset sink and drainer, integrated oven, integrated hob with extractor fan over, space and plumbing for washing machine, space for fridge freezer.

LIVING AREA

Front facing double glazed sliding doors with Juliet balcony, electric radiator, power points, TV aerial point.

MASTER BEDROOM

Front aspect double glazed window, electric radiator, power points, TV aerial point, door leading to;

ENSUITE SHOWER ROOM

Three piece suite comprising, low level wc, inset wash basin, shower cubicle with power shower, fan heater.

BEDROOM

Front aspect double glazed window, power points, electric radiator.

BATHROOM

Three piece suite comprising low level wc, inset wash basin, panel enclose bath with shower over, fan heater.

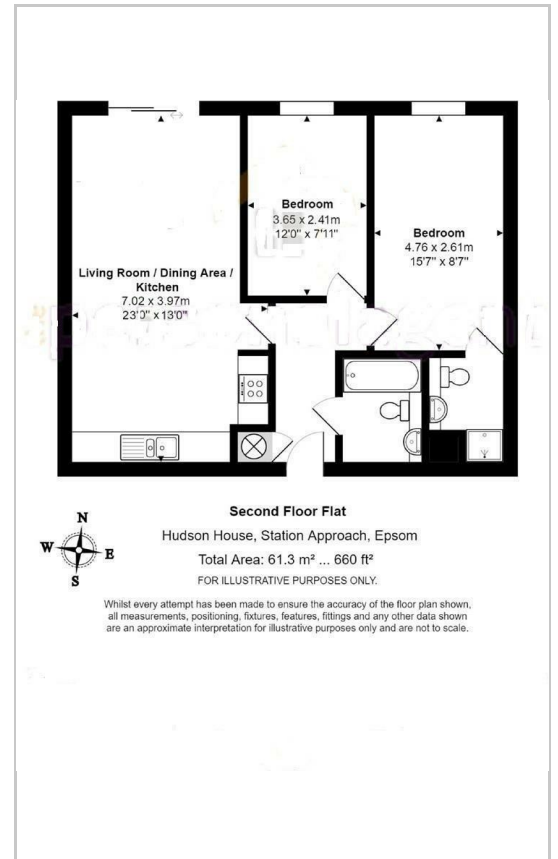
OUTSIDE

ONE ALLOCATED PARKING SPACE

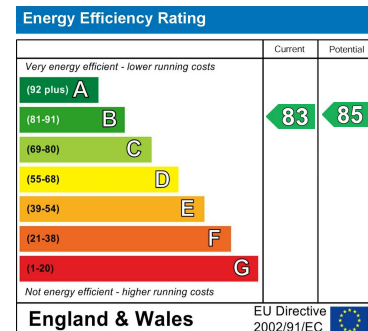
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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