



**69 Delaporte Close, Epsom, KT17 4AU**  
**Asking Price £250,000**

**\*\*In Need of Modernisation\*\*** Thomas & May is delighted to offer this ground floor one bedroom maisonette with private garden, located close to Epsom Town centre with its shops, local amenities and excellent rail links to London. This property requires modernisation and offers the buyer a chance to put their own stamp on the property. Accommodation comprises lounge, kitchen with direct access into private rear garden, double bedroom and bathroom. The maisonette benefits from an allocated parking space, NO SERVICE CHARGE and nearly 950 years left on the lease. No Onward Chain.

**Entrance**

Double glazed front door leading to porch, glazed door leading to:

**Lounge**

Front aspect double glazed window, power points, TV aerial point, radiator, doors leading to:

**Hall**

Storage cupboard, radiator, doors to:

**Bathroom**

Three piece suite comprising low level wc, wash hand basin, panel enclosed bath, part tiled walls, radiator, extractor fan.

**Bedroom**

Rear aspect double glazed window, radiator, power points, built-in wardrobe, airing cupboard.

**Kitchen**

Rear aspect double glazed window, double glazed door leading out to private rear garden, range of wall and base units, space and plumbing for washing machine, space for fridge/freezer, integrated oven, integrated gas hob with extractor fan over, gas boiler, power points, part tiled walls.

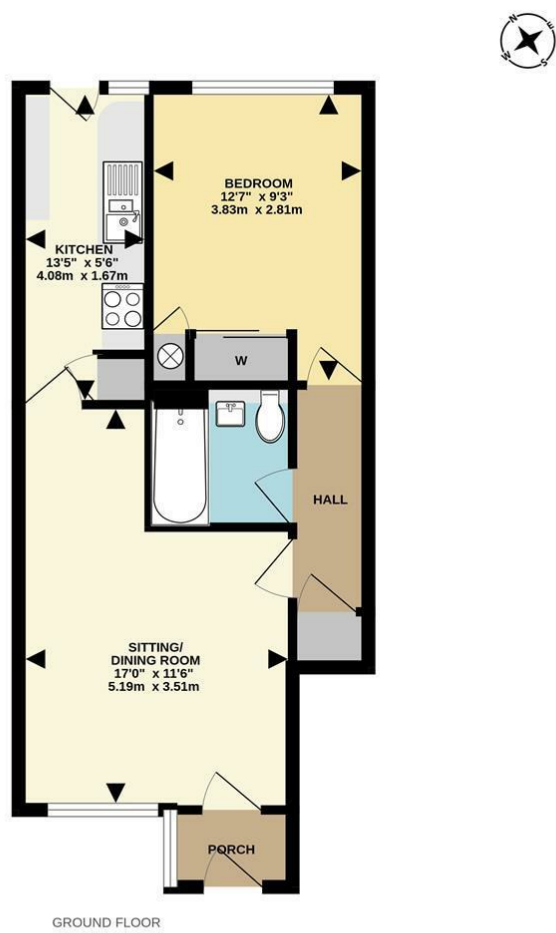
**Outside****Rear Garden**

Fence enclosed garden with gate giving rear access, laid mainly to lawn, shed, outside light.

**Allocated Parking Space****Council Tax Band C**

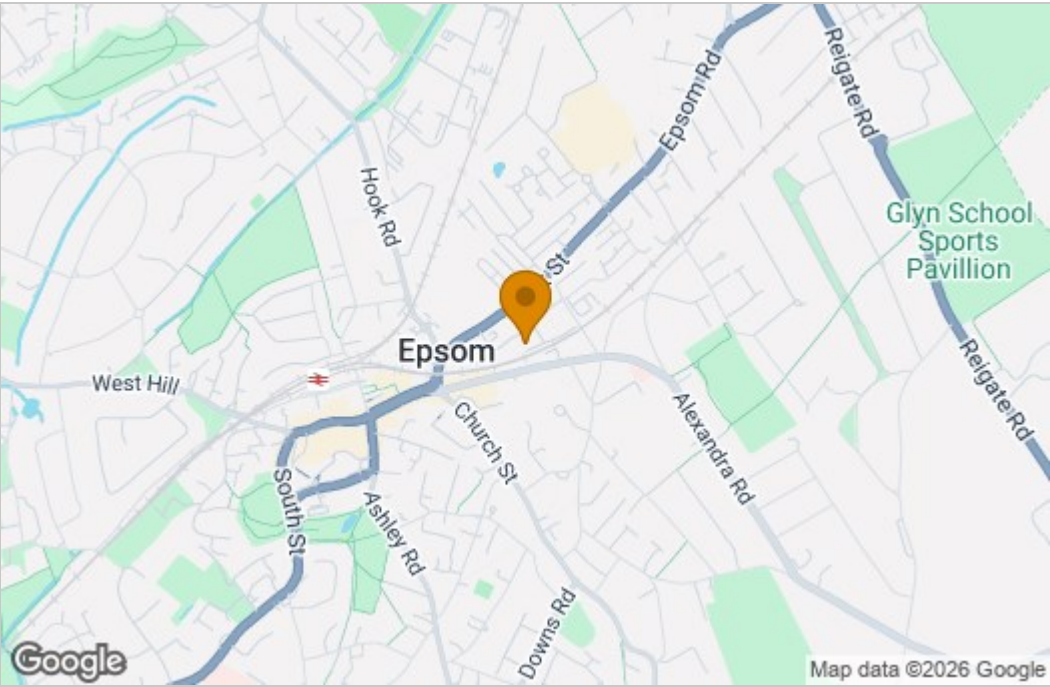


Floor Plan

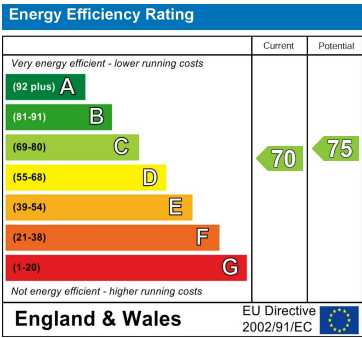


TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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