



Lintons Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- Stunning Victorian cottage
- Two double bedrooms
- Living room with character features
- Dining room
- Kitchen with integrated appliances
- Low maintenance private garden
- Stylish four piece bathroom suite
- Great for commuting
- Short walk to town & station
- Residents parking on permit

The Personal Agent are proud to present this well proportioned and deceptively spacious Victorian terraced home that provides flexible and spacious accommodation.

Set in a central and highly convenient location with easy access to the open green spaces of nearby Alexandra Park, Epsom Downs and Epsom Common.

When you couple the wonderful position it enjoys with its private low maintenance garden, it really has to be considered as the perfect town centre home. The property is also within the catchment of well regarded local schools and is within easy walking distance of the High Street and Epsom mainline station.

The property is offered in immaculate order throughout and benefits from a generous living room with a traditional fire place and bay window. Leading from the hallway is the dining



room which opens onto the modern kitchen direct access to the garden. Upstairs there are two true double bedrooms with the master bedroom benefiting from a built-in wardrobe and a stylish and contemporary four piece bathroom suite. Extra space has been created by a renovation to the loft space which has added insulation and convenient storage to the property.

The garden is a wonderful space that has been landscaped to provide the perfect low maintenance area to relax in at the end of a busy day.

The property offers a well balanced layout and would suit first time buyers, young families, investors and downsizers who wish to downsize but not downgrade, as the excellent location and flexible accommodation can cater for all requirements.

Set within a quiet and popular road, and enjoying an excellent position. The property is ideally located for easy access to the

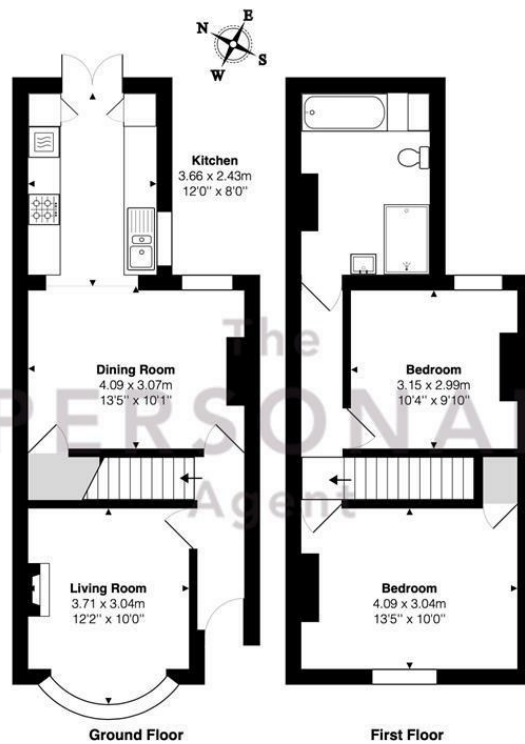
high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position, generous accommodation and in particular the level of finish which is second to none. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold
Council tax band - D







Lintons Lane, Epsom
 Total Area: 77.0 m² ... 829 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
 Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



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.

