



Andrews Close, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- No Ongoing Chain
- Heart Of College Area
- Cul de Sac Location
- Ground floor maisonette
- Private rear garden
- Living/Dining Room
- Two double bedrooms
- Garage to the side of the property
- Large private driveway
- Walk to Town, Station & Shops



**** NO CHAIN **** Located in the heart of the highly desirable College Area of Epsom and within walking distance of the town centre and railway station, this spacious and bright ground floor maisonette benefits from direct access to a private rear garden, own front door, garage to the side with large driveway, front garden and an abundance of natural light throughout.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The generous accommodation comprises its own private entrance with front door leading to an entrance hall, a spacious living/dining room with door providing direct access to the garden and a kitchen that makes great use of all available

space. There are also two generously proportioned double bedrooms, and a family bathroom.

The rear garden is south westerly facing and is mainly laid to lawn. There is a large triple length driveway with private off street parking and a private garage to the side of the property, further adding to the desirability of this rarely available maisonette.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, an investor looking to build their portfolio, making a downsize move or considering school catchments we highly recommend a viewing appointment.

Andrews Close is a hugely popular and a much requested residential cul-de-sac set within a leafy conservation area in the heart of Epsom, and just a short walk from the High Street and Rosebery Park. The mainline station is 0.7 miles away (15 minute walk) and offers regular services to Waterloo, Victoria

and London Bridge (approximately 35 minutes).

Offering a peaceful environment, close to the Town Centre this is a superb location. Epsom Town Centre offers a wide range of shops, restaurants and amenities as well as superb rail links into London. The area boasts fantastic recreational facilities including a selection of health and leisure centres, popular parks and excellent schools.

Tenure - Leasehold
Length of lease (years remaining) - TBC
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - TBC
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





Ground Floor Maisonette
St Andrews Close, Epsom
Total Area: 61.1 m² ... 658 ft² (excluding garage)
FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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