



Delaporte Close, Epsom

The **PERSONAL** Agent

Guide Price £420,000

Freehold

- No ongoing chain
- Modern terraced home
- Two double bedrooms
- Garage in nearby block
- Modern shower room
- 18ft x 12ft living/dining room
- Modern fitted kitchen
- South/Westerly rear garden
- Re-decorated & new carpets throughout
- Close to Town & Station



Set in a central yet peaceful position within easy walking distance of Epsom Station and High Street, this superb two bedroom home is offered to the market in good decorative order having been recently re-decorated throughout with the added benefit of new carpets too. Well presented by the current vendors, the property should be viewed first hand to be fully appreciated.

The property offers 714 Sq. Ft of bright and spacious accommodation and features a fantastic 18ft living room with double doors which open directly onto the South/West facing rear garden.

Externally the property also benefits from a small landscaped area of front garden and a well tended rear garden which has been paved for low maintenance and has a gate with rear access. In addition to this the property has the added bonus of a garage in nearby block and residents permit parking.

As you approach the property the landscaped front garden and smart front door create a great first impression and there is also a useful storage cupboard which is great for receiving deliveries if you are out and about.

The well presented accommodation is arranged over two floors and includes a covered entrance porch, welcoming entrance hall, spacious 18ft x 12ft lounge/diner with doors to South/West facing garden, modern fitted kitchen, two double bedrooms and a modern shower room, not to forget the useful loft storage space.

The garage is set within a nearby block and there is permit parking within a short walk of the property too, making this a truly practical town centre home.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a

wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Viewing strongly advised by vendors' sole agent.

Tenure - Freehold
Council tax band - D

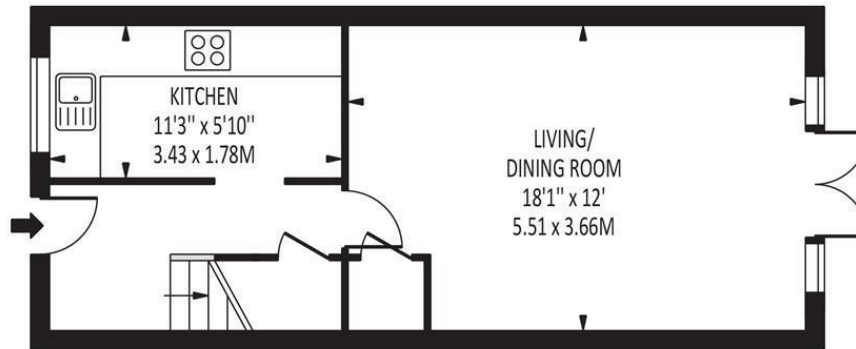




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Total Area: 714 SQ FT • 66.34 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			75
(55-68) D			
(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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