

Westmorland Close, Epsom

The **PERSONAL** Agent

Guide Price £435,000

Freehold

- Mid Terrace Family Home
- Three well proportioned bedrooms
- 14ft Lounge
- 13ft Dining Room
- Modern Kitchen
- Family bathroom
- Westerly facing garden
- Parking for two cars
- Walking distance to West Ewell station
- Over 1000 sq ft of accommodation

*** OPEN DAY 25th MAY *** Located in a cul de sac within walking distance of West Ewell Station this deceptively spacious terraced house warrants immediate viewing to avoid disappointment.

The property is ready to move into and triple glazed, with a neutral colour scheme throughout, gives you the opportunity to put your own stamp on it and provides spacious, particularly well balanced accommodation on both the ground and first floors, making it an ideal layout for modern family living.

As soon as you step through the front door into the welcoming hallway you get an immediate sense of the bright and spacious nature of this property.

The large living room has double doors that lead onto the dining area, providing the perfect entertaining space. There is



a good sized kitchen with easy access to the rear garden. On the first floor are three well proportioned bedrooms and a family bathroom.

There is a larger than average driveway with off street parking for two cars to the front and a landscaped rear garden with patio perfect for al fresco dining that enjoys one of the most sought after aspects and is Westerly facing.

Viewing is strongly advised to fully appreciate the position and over 1000 sq ft of accommodation. Sole agent.

The property is well positioned for Epsom High Street & Ewell West both offering 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 airports.

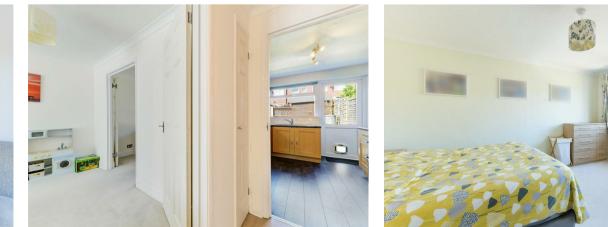
Tenure - Freehold Council tax band - D





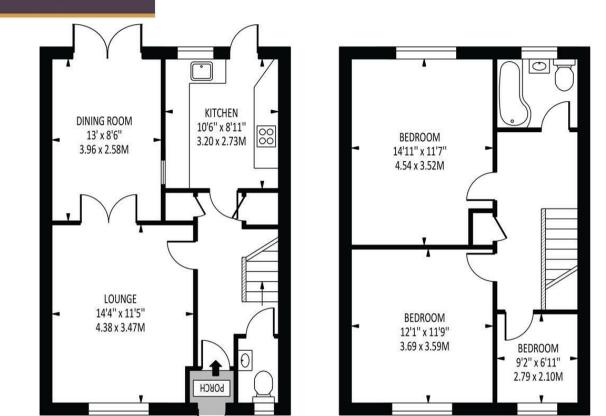








Westmorland Close Total Area: 1012 SQ FT • 94.03 SQ M





EPSOM OFFICE

2 West Street Epsom, Surrey, KT187RG 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, KT198EW



The PERSONAL Agent

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

D

Ξ

F

G

(92 plus) 🛕

(69-80)

(55-68)

(39-54)

(21-38)

Current

75

EU Directive 2002/91/EC

Potential

88

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

GROUND FLOOR



The Property Ombudsman



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.

