



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

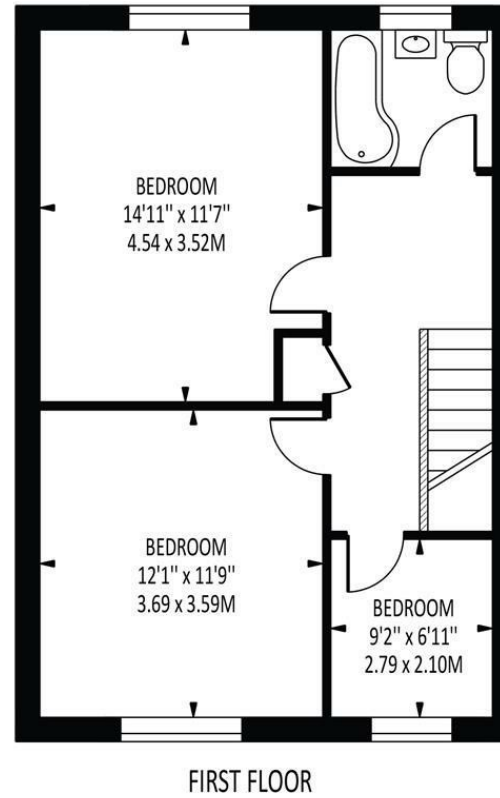
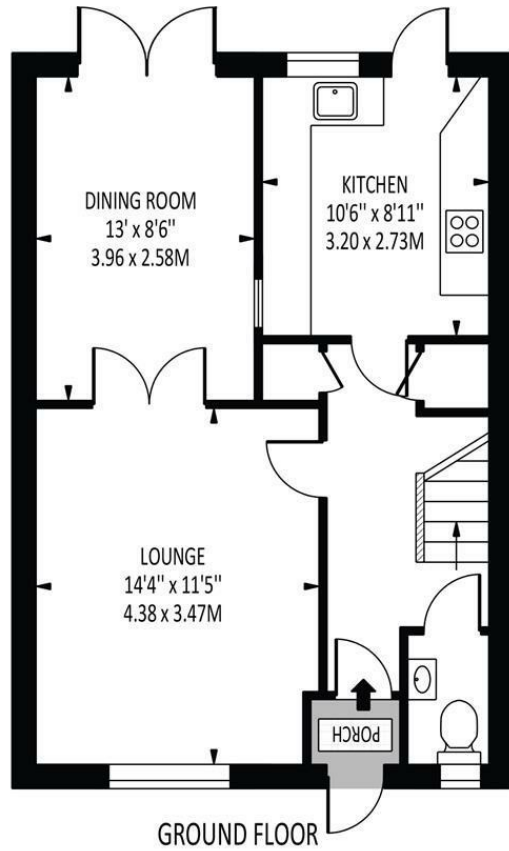
cafés, restaurants and pubs available locally.

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







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			88
(81-91) B		75	
(69-80) C			
(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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