



Fir Tree Road, Epsom Downs

The **PERSONAL** Agent

# Guide Price £400,000

## Leasehold

- No chain
- Two double bedrooms
- First floor maisonette
- Private rear garden
- Immaculately presented
- Modern kitchen with integrated appliances
- Garage
- Off street parking for two cars
- Long lease
- Easy access to Epsom Downs and stations



Positioned on Fir Tree Road, this delightful two bedroom maisonette is a gem waiting to be discovered. Offered with no chain, this property boasts easy access to Epsom Downs railway station, just a leisurely ten minute stroll away.

As you step into this immaculate first-floor maisonette, you are greeted with a well-balanced layout that effortlessly flows from room to room. The two genuine double bedrooms offer ample space, ensuring comfort and relaxation.

This property is a rare find, not only due to its fantastic position but also because of the care and maintenance it has received over the years. Fully double glazed and equipped with gas central heating, this maisonette is as cosy as it is inviting.

One of the highlights of this property is its very own private garden, a tranquil oasis perfect for enjoying a morning coffee or hosting a summer barbecue. Additionally, the presence of a garage and off-street parking for two cars adds a touch of convenience that is hard to come by.

Don't miss out on this opportunity to own a maisonette which is a true sanctuary, offering both comfort and practicality in one charming package.

The generous accommodation comprises own front door with private entrance, a spacious living/dining room and a fitted kitchen with integrated appliances and ample fitted cupboards. In addition to the generous bedrooms, there is also a white bathroom suite.

The private rear garden is an excellent feature to the property and enjoys a degree of privacy as well as a garage and parking for two cars. The lease of the property is a good, healthy length with 934 years remaining, further adding to the desirability of this rarely available maisonette.

This property is within close proximity to the wide open spaces of Epsom Downs. There are a choice of Tattenham Corner and Epsom Downs stations all within a mile and Ewell East with its fast link to Victoria also within close proximity.

If you are travelling further afield the M25 is just a short drive away. The popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Leasehold

Length of lease (years remaining) - 900+  
Annual ground rent amount (£) - 12.00  
Annual service charge amount (£) - N/A  
Council tax band - D

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.

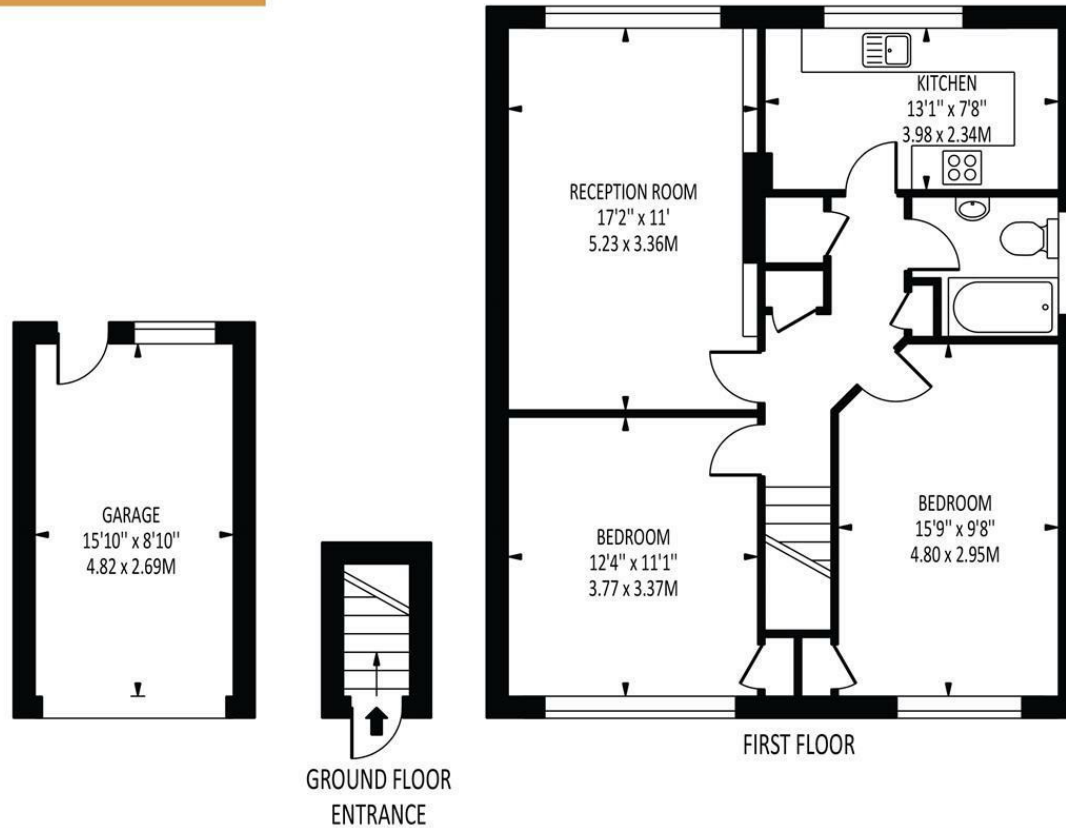




The **PERSONAL** Agent

Fir Tree Road,  
Epsom Downs

Total Area: 892 SQ FT • 82.84 SQ M  
(Including Garage)  
Garage Area : 140 SQ FT • 12.97 SQ M



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

76

66

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.

**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  
01373 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.



The  
**PERSONAL**  
Agent

**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.

