



Ladbroke Road, Epsom

The **PERSONAL** Agent

Guide Price £450,000

Leasehold

- Highly sought after no through road
- Periphery of Rosebery Park
- Short walk to Town, Station & schools
- Imposing Victorian conversion
- Ground floor maisonette
- Two double bedrooms
- Private South facing 50ft x 40ft garden
- Private driveway & carport
- Smart kitchen & bathroom
- Bay fronted living room



An extremely rare opportunity to acquire this excellently positioned ground floor maisonette, located within an imposing Victorian building that sits at the head of a highly sought after no through road.

Conveniently situated and within easy walking distance of the town centre and station, this two double bedroom home borders the picturesque Rosebery Park making it arguably one of the best positions within central Epsom.

The property benefits from a direct South facing private rear garden that measures 50ft x 40ft, a private driveway with off road car parking space and a further car port/covered area to the side of the property which provides practicality in abundance.

Inspection in person is the absolute key to appreciating the fantastic position that this property offers.

Entering through your own private front door into a fully enclosed porch area, the property enjoys a separate welcoming entrance hall, a bay fronted living room with a lovely outlook over Rosebery Park, two well proportioned

bedrooms which can both comfortably hold double beds, and a smart kitchen that has a door to the outside. There is also a modern bathroom suite.

The property is fully double glazed and gas central heated and can be moved straight into, although we also believe that this home is the perfect blank canvas which offers the opportunity for the new owner to place their own decorative stamp on the property, customise to individual tastes and essentially create their dream home.

Outside is where this home really comes into its own, with a direct South facing garden that measures 50ft x 40ft, secluded patio seating area, garden shed/workshop, private double width driveway with parking and a further covered carport.

With the town centre just an 8 minute walk away and the railway station just 0.4 of a mile down the road, this property is overlooks Rosebery Park which is less than 20 metres away, a more conveniently located character maisonette would be incredibly hard to find.

Ladbroke Road is a cul de sac that is located on the South of Epsom, just off

Ashley Road in the very heart of Epsom with many excellent local schools including St Martins and St Christopher's on your doorstep.

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.

Tenure - Leasehold

Length of lease (years remaining) - 149

Annual ground rent amount (£) - 25.00

Annual service charge amount (£) - N/A

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.

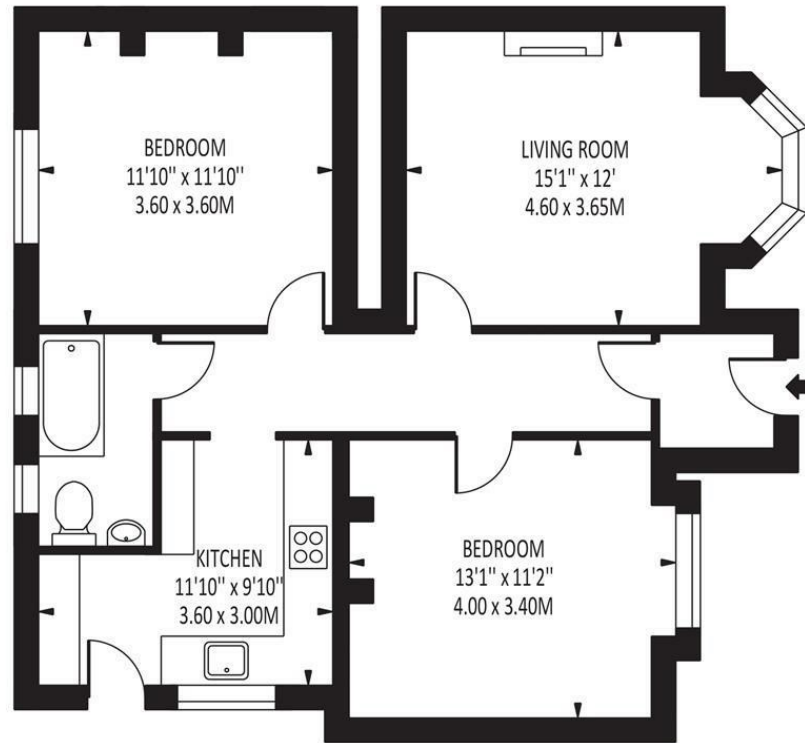




The **PERSONAL** Agent

Ladbroke Road

Total Area: 694 SQ FT • 64.50 SQ M



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

77

59

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
 01737 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.

