



Delaporte Close, Epsom

The **PERSONAL** Agent

# Guide Price £390,000

## Freehold

- No ongoing chain
- Terraced Home
- Two double bedrooms
- Garage in nearby block
- Two allocated parking spaces
- 19ft x 11ft living/dining room
- Low maintenance rear garden
- Modernisation opportunity
- Kitchen with plenty of storage
- Close to Town & Station



Tucked away in a secluded and popular residential road, within easy walking distance of Epsom town centre and railway station, this superb two bedroom home requires full modernisation throughout and is offered with no ongoing chain.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The property offers 737 Sq. Ft of bright and spacious accommodation and features a fantastic 19ft living room. Externally the property also benefits from 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 a nearby block and a further two allocated parking spaces.

The well presented accommodation is arranged over two floors and includes a covered entrance porch, welcoming entrance hall, spacious 19ft x 11ft lounge/diner, kitchen with doors to the low maintenance garden, 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 are two allocated parking spaces nearby, 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

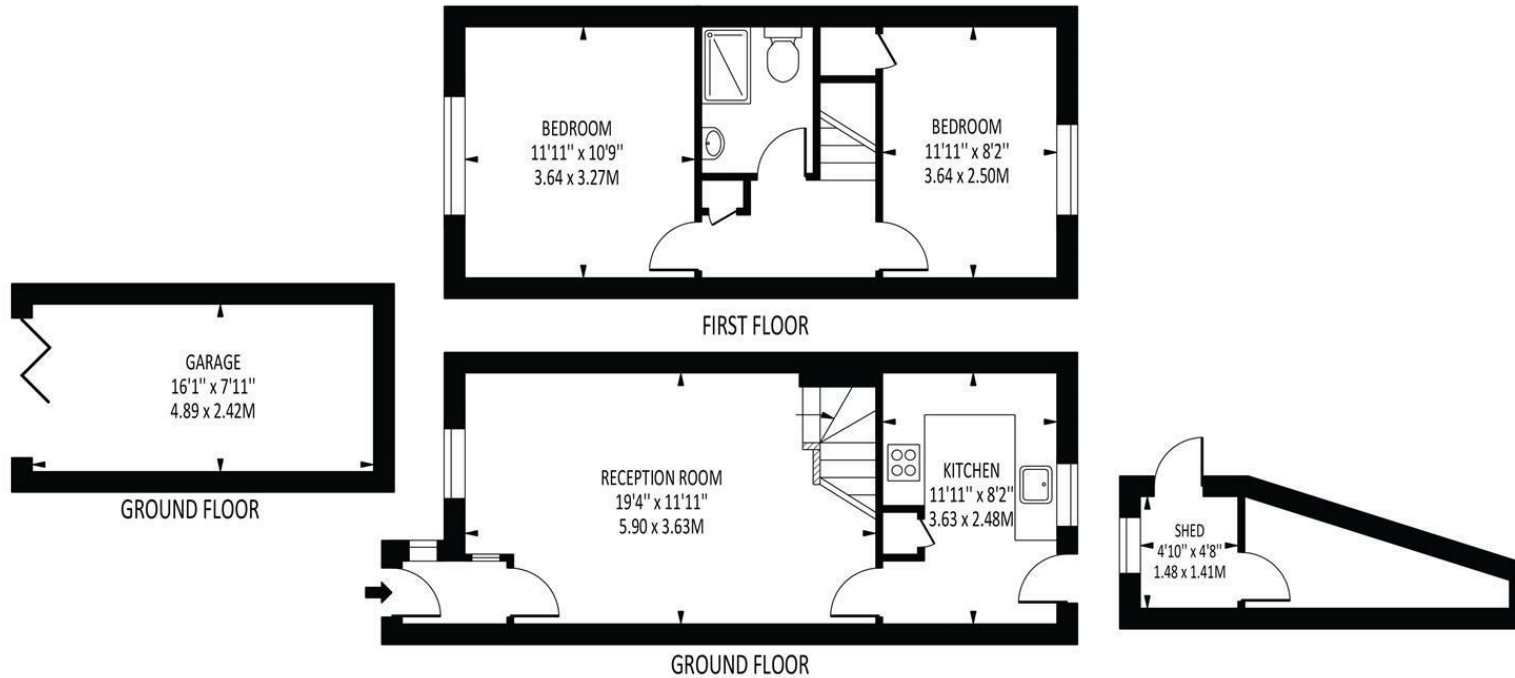




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## Delaporte Close

Total Area: 864 SQ FT • 80.23 SQ M  
 (Including Garage & Outbuilding)  
 Garage Area : 127 SQ FT • 11.83 SQ M  
 Outbuilding Area : 67 SQ FT • 6.20 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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	

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.  
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**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.

