



Axwood, Epsom

The **PERSONAL** Agent

Guide Price £650,000

Leasehold

- Split level maisonette
- Woodcote Estate
- Lounge with feature gas fireplace
- Modern kitchen with integrated appliances
- Principal bedroom with dressing room
- Two further double bedrooms
- Family bathroom & two ensembles
- Ample built-in storage
- Built in office space on 1st floor landing
- Beautiful communal secluded gardens



PRIVATE WOODCOTE ESTATE - A one of a kind split level first and second floor maisonette, situated on the highly sought after Woodcote Estate. Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, the property benefits from a great aspect and a highly convenient position.

Accessed via its own front door and enjoying an enviable position at the end of the cul de sac, that ensures that the communal gardens feel more private, this three bedroom maisonette is the only property to have built into the loft space to create almost 1500 sq ft of living space which is bigger than many houses!

The eye for detail that this vendor has put into the property is second to none and really requires a viewing to be fully appreciated, so if you are looking for a property in a quiet spot, surrounded by greenery on a private road, this could be the one for you.

Set within the very heart of the prestigious and highly desirable Woodcote Estate and occupying a bold yet private corner plot, this well positioned home warrants a closer inspection to fully appreciate just why we believe it to be such a special example.

As you enter your own private front door you are met by a small hall with room for a side table or storage. The stairs lead you to the first floor and the beautiful landing with original hardwood basket weave floor, coat storage, heated laundry cupboard, drying cupboard and built in office space positioned under a vaulted ceiling that allows the light to flood in creating an amazing

space to work from home.

The hardwood flooring continues into the kitchen/dining/living space. The modern kitchen has everything you would expect with fully integrated appliances and even a wine fridge. Open plan spaces are not always considered cosy spaces but with a remote controlled DRU feature gas fire with stone surround and dimmable lighting this really is a fantastic space to cuddle up on a cold winters night. The first floor is completed by two double bedrooms, one with ensuite shower room and garden view.

On the second floor is a vast 20 ft x 15 ft dual aspect principal bedroom complete with soft touch eaves storage, dressing room with hanging space and ample built in draws and ensuite shower room with heated mirror and views over the communal gardens. All velux's on this level have external solar and internal blackout blinds and the second floor is completed by a family bathroom with extra large bath, tree top views and wine/iPad shelf making it a truly tranquil space to relax.

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. There are some superb state and private schooling options within the area.

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.

Due to the anticipated demand that this property will command early viewing is advised. Sole agent.

Tenure - Leasehold
Length of lease (years remaining) - 132
Annual ground rent amount (£) - 125.00
Annual service charge amount (£) - 1151.00
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.





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Total Area: 1493 SQ FT • 138.70 SQ M
 (Including Storage & Excluding Void)
 Storage Area: 73 SQ FT • 6.80 SQ M



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	
		74	81

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 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
 01372 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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