



Cumberland Close, Epsom

The **PERSONAL** Agent

Guide Price £425,000

Freehold

- Mid Terrace Family Home
- Three nicely proportioned bedrooms
- No onward chain
- Cul de sac Location
- 0.4 miles to Ewell West railway station
- Two reception rooms & fitted kitchen
- Downstairs cloakroom
- Upstairs family bathroom
- Westerly facing rear garden
- Nice position fronting a green



Set in the heart of a small residential cul de sac, this deceptively spacious terraced house is offered to the market in good order throughout and also benefits from no onward chain.

As well as enjoying a practical position, the property benefits from well balanced accommodation laid out over two floors and is walking distance of Ewell West railway station which is just 0.4 of a mile away and also within the catchment areas of many good local schools.

As soon as you step through the front door of this home you get a sense of the space and potential that is on offer.

There is an enclosed entrance porch that leads into a welcoming entrance hallway. The large living room is the perfect entertaining space and links to the dining room which enjoys easy access to the garden, in addition there is a

good-sized kitchen which also has a door to the garden, and a downstairs cloakroom that completes the ground floor.

On the first floor are three well proportioned bedrooms and a family bathroom as well as a useful loft storage area.

Outside there is a Westerly facing rear garden that enjoys the afternoon sun and has been landscaped for low maintenance but also has two practical storage sheds and a gate with rear access.

To the front of the property there is on street residents parking and a small front garden that enjoys the buffer of a communal green which ensures the house is nicely set back from the cul-de sac.

The property is equidistant from both Epsom High Street & Ewell Village both offering a variety of shops. The Ashley

Centre based in Epsom has a covered shopping mall along with the Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre are also close by and feature a 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

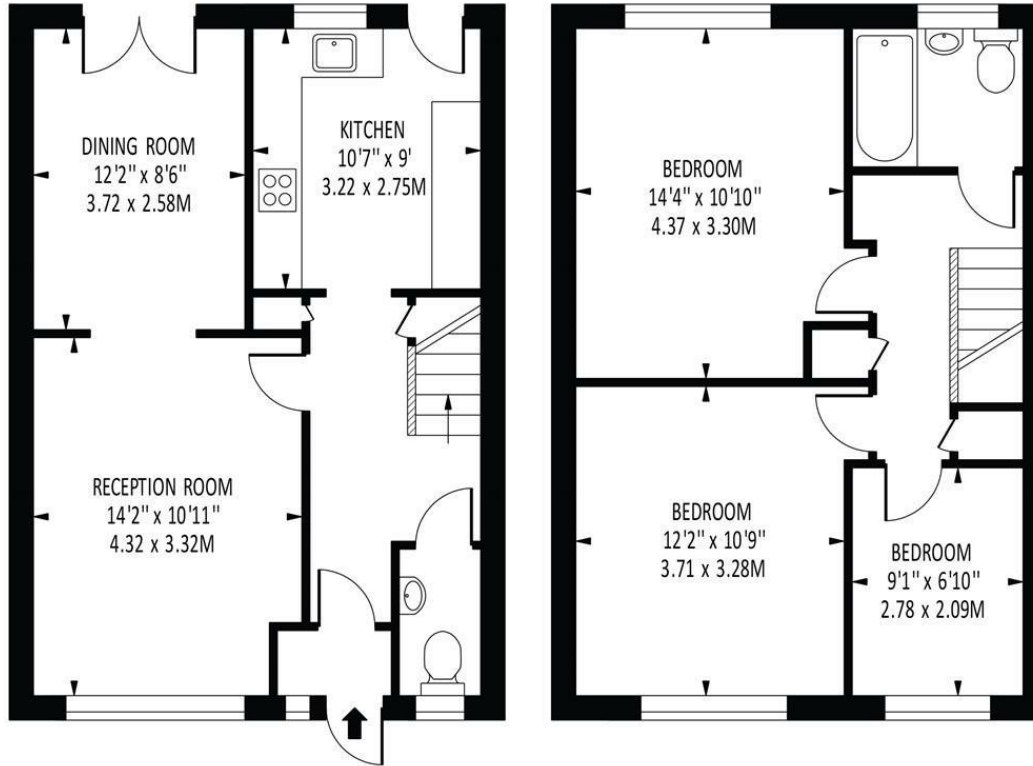




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Cumberland Close
Total Area: 955 SQ FT • 88.68 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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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