



Hawthorne Place, Epsom

The **PERSONAL** Agent

# Guide Price £380,000

## Freehold

- No ongoing chain
- Terraced Home
- Two double bedrooms
- Garage in nearby block
- Off street parking
- 15ft x 12ft living/dining room
- Low maintenance rear garden
- Modernisation opportunity
- Kitchen with plenty of storage
- Close to Town & Station



Tucked away in a 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 690 Sq. Ft of bright and spacious accommodation and features a fantastic 15ft x 12ft living room. Externally the property also benefits from a 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 allocated parking space to the front of the property.

The accommodation is arranged over two floors and includes a covered entrance porch, welcoming entrance hall, spacious 15ft x 12ft lounge/diner, kitchen with door to the low maintenance garden, two double bedrooms and shower room, not to forget the useful loft storage space.

The garage is set within a nearby block and there is off street parking to the front, 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.

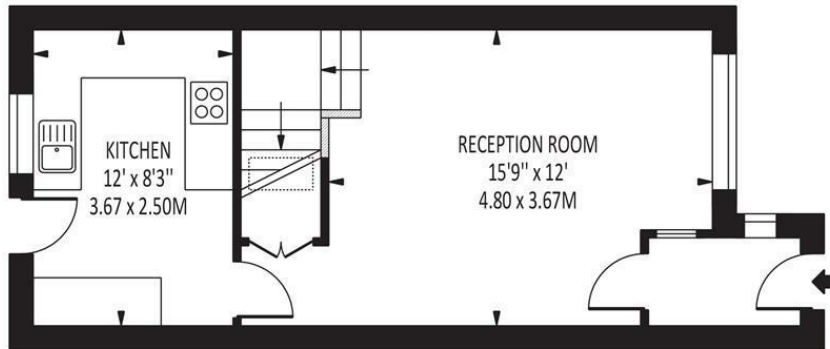
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Viewing strongly advised by vendors' sole agent.

Tenure - Freehold  
Council tax band - D







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</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	

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