



Melton Place, Epsom

The PERSONAL Agent

Offers In Excess Of £400,000 Freehold

- No chain
- Three bedrooms
- Fitted kitchen
- Family bathroom
- Two receptions room
- Easterly facing rear garden
- Scope to convert utility space (STPP)
- Walking Distance of Ewell West Railway Station



****NO CHAIN**** This deceptively spacious semi detached house is offered to the market in good order throughout and benefits from the opportunity to put your own stamp on it to create your dream home.

As well as enjoying a fantastic position, the property benefits from well balanced accommodation laid out over two floors and is walking distance of Ewell West & Epsom railway stations and within the catchment areas of many good local schools.

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

There is a living room that leads nicely onto the dining room which is the perfect entertaining space with easy access via patio doors to the covered decking area. There is a good sized kitchen and downstairs W.C. which completes the ground floor.

Whilst on the first floor are three well proportioned bedrooms and a family bathroom.

The large utility space to the front of the property is an excellent storage area but also offers significant scope to be converted in line with neighbouring homes in a very cost effective way, to provide extended ground floor reception space which would be perfect for a snug or office.

At the back is a low maintenance Easterly facing garden mostly laid to lawn with a larger than average storage shed to the rear. Viewing is strongly advised to fully appreciate the position, accommodation and scope to extend. Sole agent.

The property is well positioned for Epsom High Street & Ewell West both offering 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 airports.

Tenure - Freehold
Council tax band - D

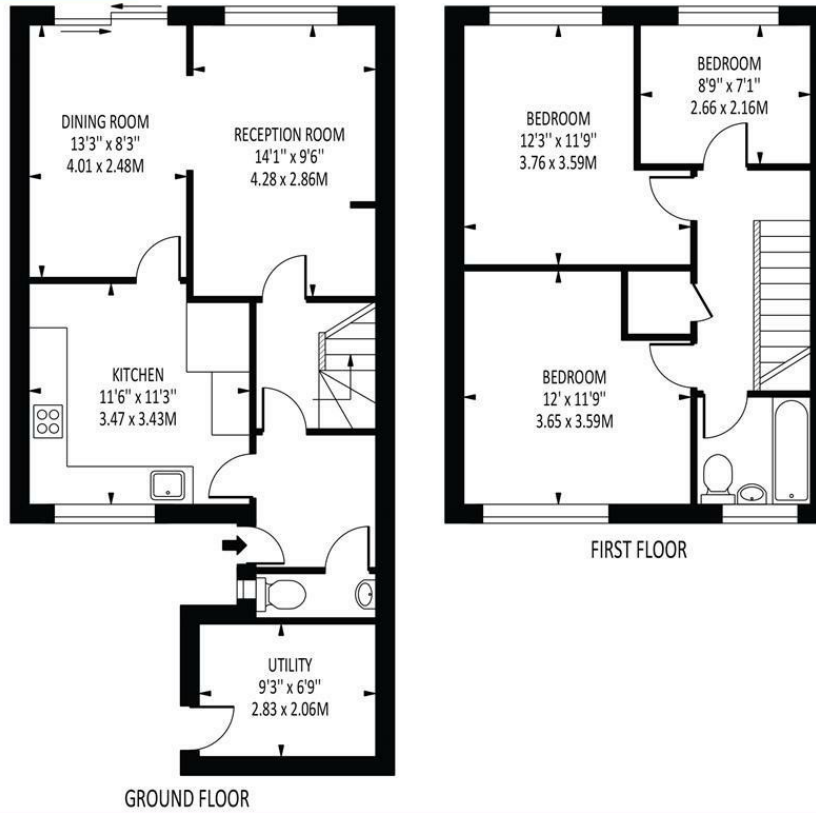




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Total Area: 1002 SQ FT • 93.09 SQ M
(Including Utility)
Utility Area : 63 SQ FT • 5.88 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

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