



St. Leonard's Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £425,000 Freehold

- 980 sq ft
- Three bedrooms
- 20' Reception room
- Conservatory/dining room
- Modern kitchen
- Bathroom and separate wc
- Gas central heating
- Mostly triple-glazed
- Seclude, private garden



A spacious and well-presented 982 sq ft house with three bedrooms, secluded garden and in a convenient location.

The light and airy accommodation consists of a 20' reception room, conservatory/dining room, modern kitchen with utility cupboard; three bedrooms, bathroom and separate wc. There is also a secondary entrance to the front via a lobby. Most of the windows are triple-glazed for excellent insulation. Outside is a

secluded rear garden with patio area and shed.

The property is set well back from the road in a popular location. Well placed for local schools, access to the A217 and within walking distance of the shops, restaurants and station at Tattenham Corner.

Tadworth Leisure Centre is just a few minutes' walk away and offers an indoor pool, gym, regular classes and a playpark.

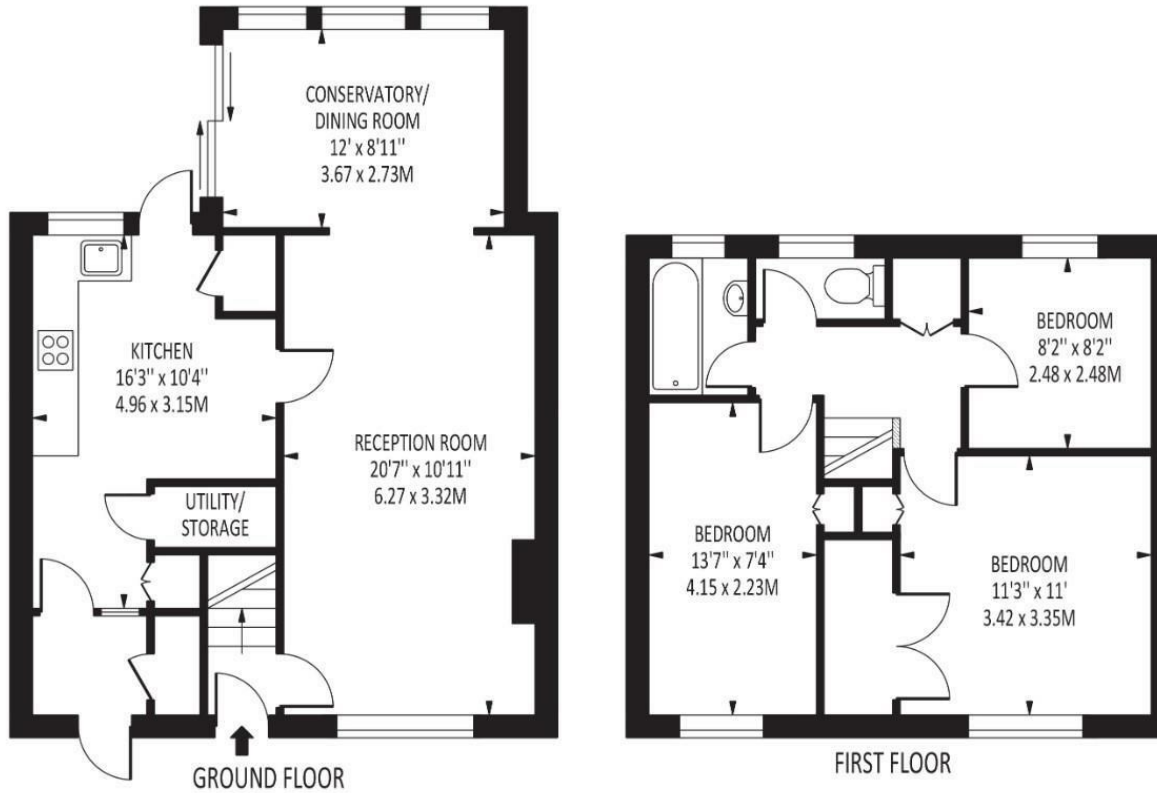
The wide open spaces of Epsom Downs are also nearby and perfect for walking the dog, cycling or letting children burn off some steam.

Tenure - Freehold

Council tax band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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.

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