



St. Leonard's Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £375,000 Freehold

- 959 sq ft property
- Three bedroom end of terrace
- Reception room (19'7 x 10'10)
- Conservatory
- Kitchen (19'3 x 10'4)
- Private lawned garden
- No onward chain



A spacious 959 sq ft three bed end-terrace house offered for sale for the first time in many years and a great opportunity to finish to a buyer's own specifications. The property benefits from a 19'7 x 10'10 reception room and a conservatory. Double glazed windows, gas central heating. Offered with no onward chain.

Downstairs, the property consists of an entrance hall, kitchen (19'3 x 10'4), a reception room (19'7 x 10'10) and a

conservatory. On the first floor there are three bedrooms, a shower room and a separate w.c. Outside there is a rear garden with a decked area.

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

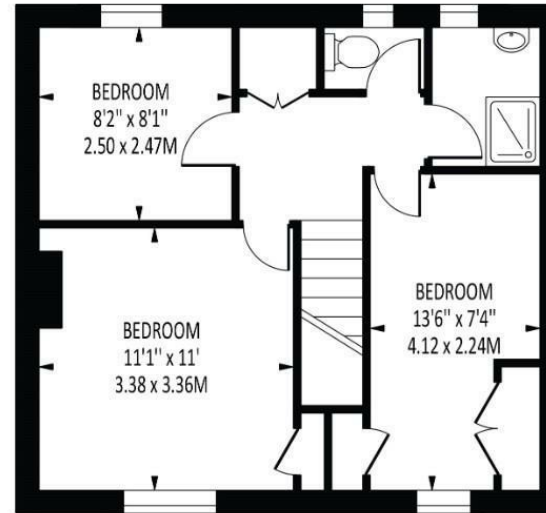
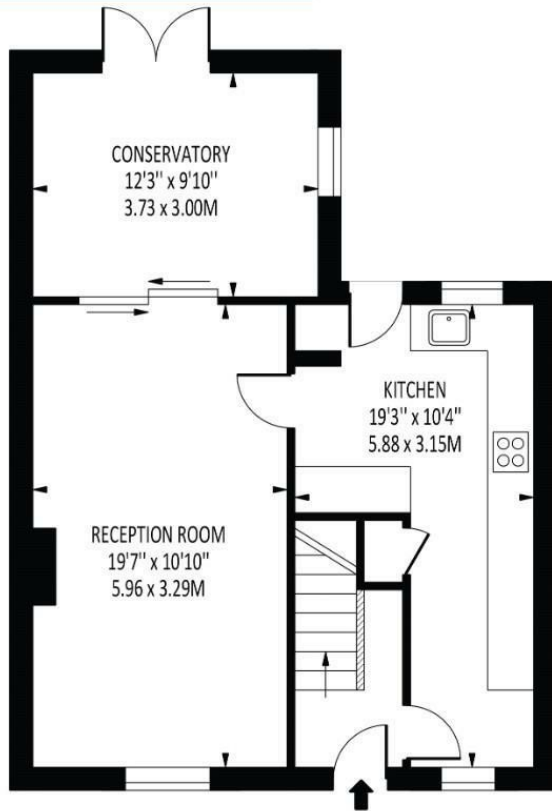




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St. Leonards Road
Total Area: 959 SQ FT • 89.10 SQ M



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) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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