



St. Leonards Road, Epsom

The **PERSONAL** Agent

# Price Guide £390,000

## Freehold

- Freehold terrace house
- Living/dining room
- Modern kitchen
- Two double bedrooms
- Modern bathroom
- Larger than average garden
- Close proximity to Epsom Downs
- Walk to local amenities
- Potential to extend stpp
- No onward chain



A two double bedroom terrace house with private garden.

St Leonards Road is a popular location within easy reach of local amenities, Tattenham Corner station and schools.

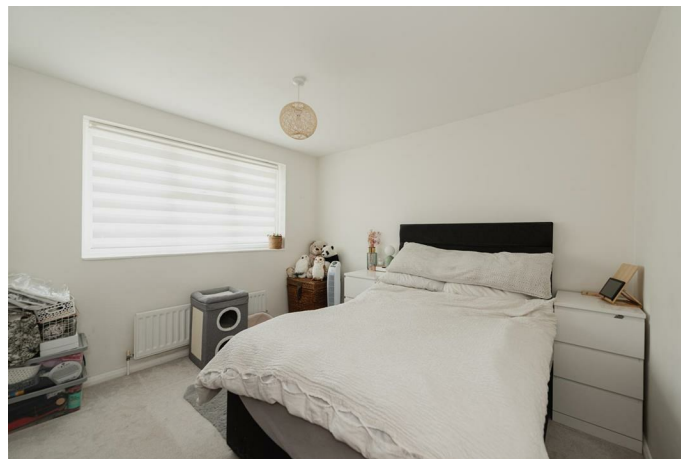
This lovely home also boasts a larger than average rear garden as well as the possibility of future extension subject to planning permission.

On the ground floor there is the entrance hallway leading into the spacious living / dining area with feature fireplace and doors leading onto the garden. The galley-style kitchen contains a separate breakfast bar, utility area, and doors onto the garden.

Upstairs there are two double bedrooms, bathroom, and access to the loft space.

Location: The property is set in a peaceful

position 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. The wide open spaces of Epsom Downs are also nearby and are perfect for walking or cycling.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

