



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.

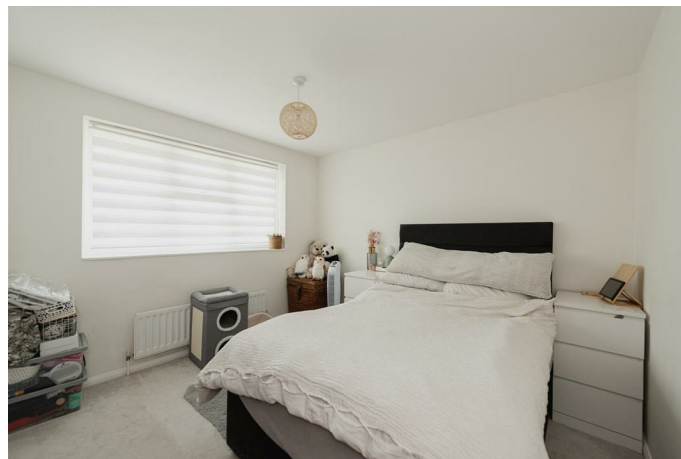
This lovely home also boasts a larger than average rear garden as well as the possibility of future extension subject to planning permission.

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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