



All enquiries Ref: Thomas Mason



- Freehold two floor detached Grade II Listed former sheltered house comprising 10 total bedrooms, managers flat and ancillary accommodation
- Potential for development, conversion and/or change of use (STPP)
- Full vacant possession

Location:

The property is located on a corner plot, situated on the junction of Epsom Road and Mongers Lane, to the north east of Epsom Town Centre. Public transport links are very well provided with Ewell East Railway Station within close proximity together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities can be found locally within Ewell and Epsom, as well as local recreational pursuits including the open spaces and activities of Nonsuch Park.

Description:

Freehold two floor Grade II Listed former sheltered house comprising 10 bedrooms, managers flat and ancillary accommodation

Accommodation:

First floor: Six bedrooms, bathroom, one further room
Ground floor: Four bedrooms, large reception room, two kitchens, one further room
Outside: Extensive surrounding gardens, off street parking

EPC rating: C

Council Tax Band: G

Potential:

The site may offer planning potential for development/conversion/change of use subject to the necessary planning permissions and consents. Prospective purchasers must rely upon their own enquiries in this regard.

To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

