



St. Leonards Road

Epsom, KT18 5RL

**Asking price £440,000**

  
**The local agent**  
thelocalagent.co.uk





70 St. Leonards Road, Epsom, Surrey, KT18 5RL

**Asking price £440,000**

This surprisingly large four bedroom corner terrace family house offers great sized family living of approximately 1205sq ft with the scope to convert/extend subject to consent and residents parking to rear with opportunity to rent a garage.

Accommodation comprises: Four bedrooms, a fitted kitchen/breakfast room, Lounge/Diner with Westerly aspect, modern bathroom with shower, a downstairs WC, utility, large porch and a store room.

Other features include gardens to two sides with larger garden facing West, DG & GCH via combi boiler with residents parking to the rear on a first come first served basis.



## Property Features

Four Good Sized Bedrooms  
Lounge/Diner  
Kitchen/Breakfast Room  
Modern Bathroom & Downstairs WC  
Potential For Extension STC  
Utility & Store Ideal For Conversion STC  
Main Garden Facing West  
Two Garden Aspects  
DG & GCH  
Corner Plot

Council Tax Band: D  
Tenure: Freehold  
EPC Rating:  
Total approximate floor area: 1205.00 sq ft

## Location

The property is on the edge of the open spaces of Epsom Downs and Tattenham Corner with all local amenities nearby including the shopping parade at Tattenham Corner with a train station in zone 6, bus routes, restaurants, a library, doctors and dentist. There is the new gym located just up the road and are also two schools nearby, Shawley Way and Epsom Downs.



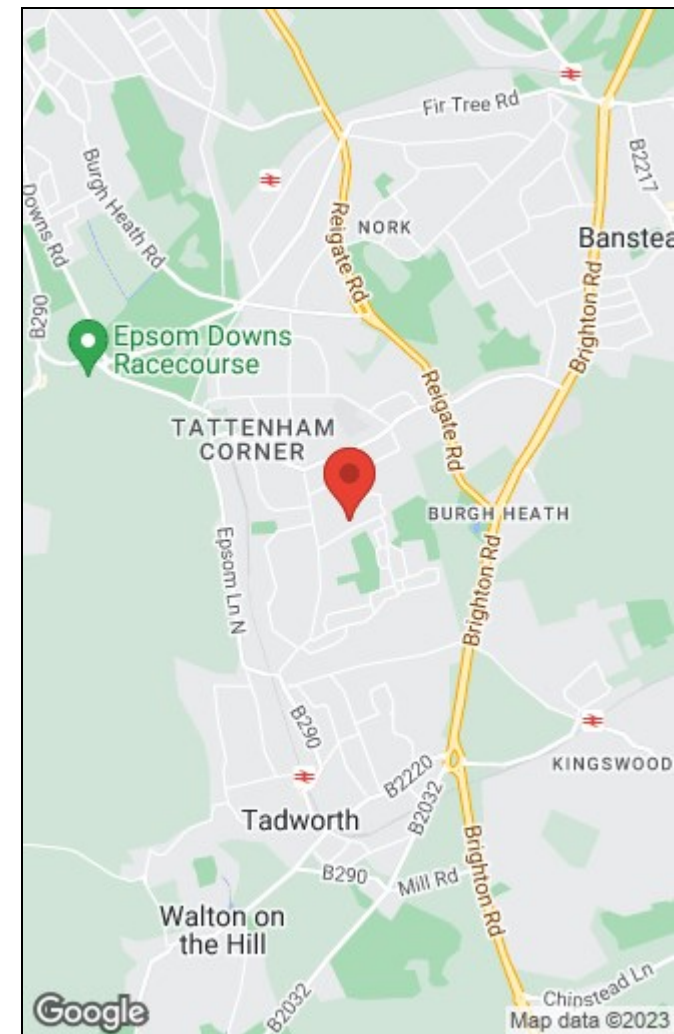


## St. Leonards Road, Epsom



Total Area: 112.0 m<sup>2</sup> ... 1205 ft<sup>2</sup>

Disclaimer: This plan is for layout guidance only and NOT TO SCALE  
Windows and door openings are approximate  
Whilst care is taken in the preparation of this plan,  
please check all dimensions and shapes before making any decisions reliant on them.



## Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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