



Hereford Close

Epsom, KT18 5DZ

**Guide price £400,000**

  
**The local agent**  
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## 25 Hereford Close, Epsom, Surrey, KT18 5DZ

### Guide price £400,000

A delightful ground floor garden maisonette located on this tucked away cul de sac close to Rosebery Park and a short walk to the high street and train station. Ideal for first time buyers and down sizers.

The property features two double bedrooms, a fitted kitchen with breakfast bar, white bathroom with shower, wooden and antico flooring double glazing and gas central heating.

Outside there is a private rear garden and a front garden (could be turned into additional parking) a shared driveway with parking with 2-3 cars leading to a garage.

Other benefits include a long lease of 933 years, no service charge (just buildings insurance), low ground rent and NO CHAIN!



## Property Features

Ground Floor Maisonette

Tucked Away Location Yards From Town

Two Double Bedrooms

Private Front & Rear Gardens

Own Driveway Providing OSP & Garage

No Chain

DG & GCH

933 Years Remaining On Lease

No Service Charge and Low Ground Rent

Convenient For The Park, Pub, Shops & Train Station

Council Tax Band: C

Tenure: Leasehold

EPC Rating:C

Total approximate floor area: sq ft

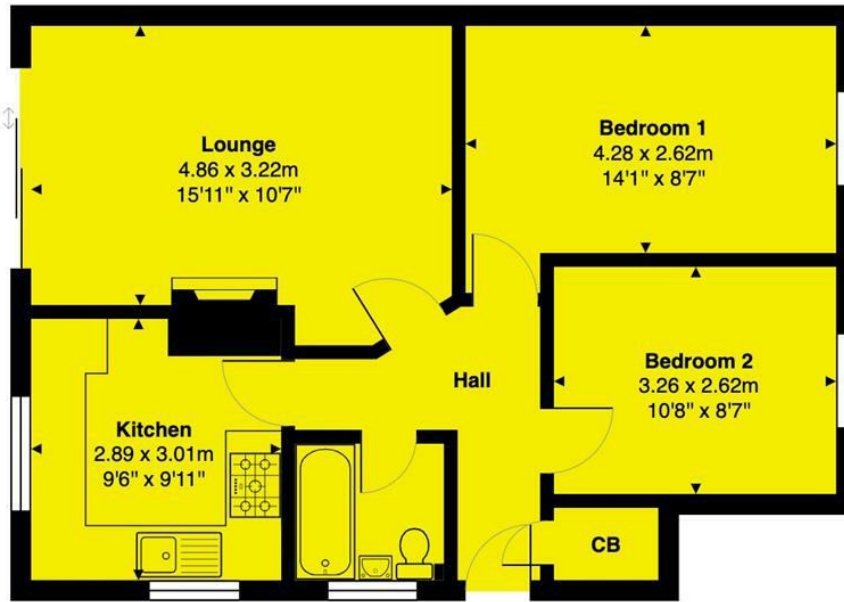


## Location

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria. There is also a selection of cafe's restaurants pubs and several gyms including the Rainbow Centre and David Lloyds.



## Hereford Close, Epsom



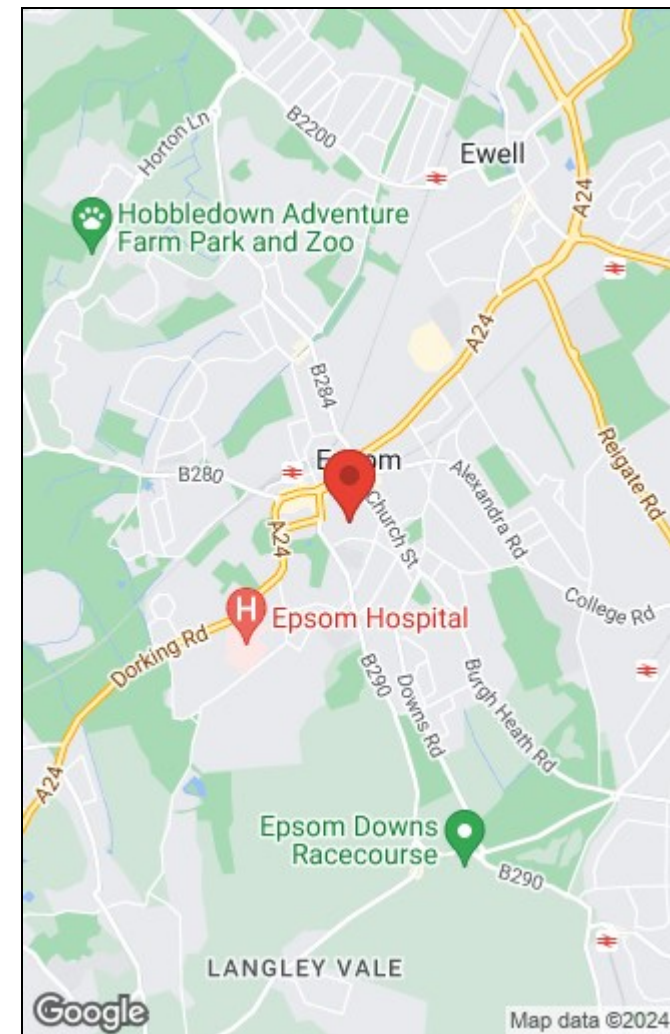
Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
			69		76

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