



Hereford Close

Epsom, KT18 5DZ

**Offers in the region of £400,000**

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

### Offers in the region of £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 a lounge diner with French doors to garden, two double bedrooms, kitchen with access to garden, white bathroom with shower, 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 approximately 933 years, no service charge (just buildings insurance), low ground rent and Vendors suited.

## Property Features

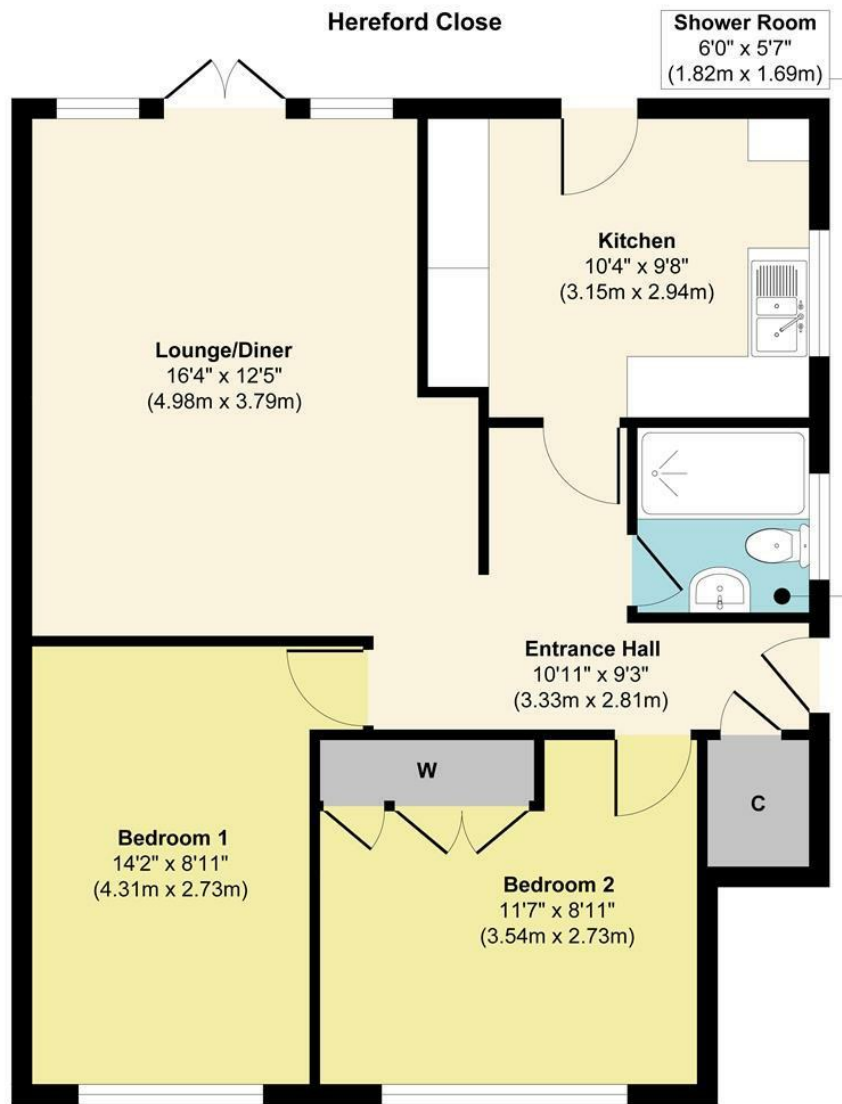
Ground Floor Maisonette  
Tucked Away Location Yards From Town  
Two Double Bedrooms  
Private Front & Rear Gardens  
Own Driveway Providing OSP & Garage  
Vendors Suited  
DG & GCH  
933 Years Remaining On Lease  
No Service Charge and Low Ground Rent  
Convenient For The Park, Pub, Shops & Train Station

Council Tax Band: C  
Tenure: Leasehold  
EPC Rating: C  
Total approximate floor area: 618.00 sq ft

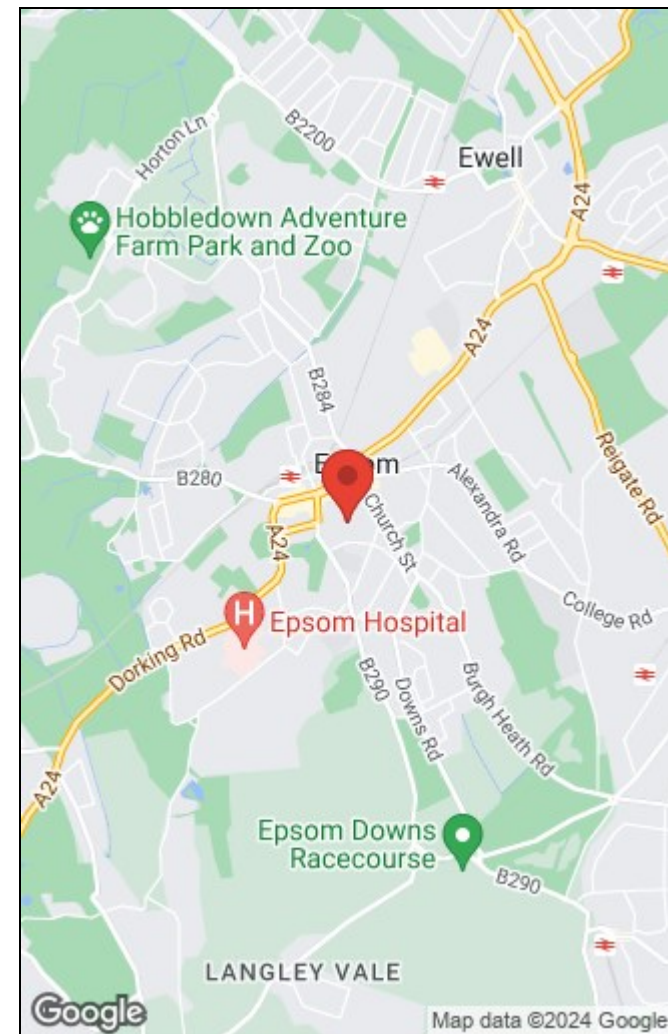
## Location

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.





**Floor Plan**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

3 Ruxley Lane, Epsom, Surrey, KT19 0JB  
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